Davidson County DEEDTRS
Recvd: 07/11/05 16:15 5 pg
Fees:28.00 Taxes:186.67
20050711-0080118

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Eric Sox **7051 Highway 70 South, Suite 315** **Nashville, TN 37221**	**SAME**	**Map 081-15, Parcel 273** **Map 081-16, Parcel 308**

WHEREAS, Pinnacle National Bank was the beneficiary under deeds of trust (the "Deeds of Trust") dated as of August 31, 2001 and September 7, 2001, covering real property located in Davidson County, Tennessee, as described below, and recorded at **Instrument Nos. 20010905-0096295 and 20010910-0097991,** respectively, and as subsequently amended; and

WHEREAS, the indebtedness covered by the Deeds of Trust became in default and Pinnacle National Bank appointed B. Anthony Saunders as Substitute Trustee under said Deeds of Trust, pursuant to **Instrument Nos. 20050613-0067074 and 20050613-0067077**; and

WHEREAS, Pinnacle National Bank demanded that the real property covered by the Deeds of Trust be advertised and sold in satisfaction of the debts secured thereby, in accordance with the terms and provisions of the Deeds of Trust; and

WHEREAS, B. Anthony Saunders, as Substitute Trustee, offered the above-referenced real property for sale to the highest and best bidder, and Eric Sox was the successful bidder for said property at a foreclosure sale held on July 7, 2005; now, therefore

IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B. ANTHONY SAUNDERS, SUBSTITUTE TRUSTEE** but not otherwise (referred to hereinafter

as "Grantor"), has bargained and sold and does hereby transfer and convey unto **ERIC SOX** (referred to hereinafter as "Grantee"), an individual, his heirs and assigns, certain parcels of real property, located in Davidson County, Tennessee and further described in **Exhibit A**, attached and incorporated by reference (collectively the "Property"). The Property is improved property known as (1) 1507 14th Avenue, North, Nashville, Tennessee, 37208, and (2) 1112, 1114, 1116 and 1118 11th Avenue, North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, his heirs and assigns forever.

AND the Property is quitclaimed by Grantor without warranty, except that Grantor has a good right to convey and sell any interest that he as Substitute Trustee herein. The conveyance is made subject to any and all liens, rights, restrictions, easements, encumbrances, covenants and orders that are applicable to the Property, whether of record or otherwise. The conveyance is also subject to any matters that would be shown by an accurate survey of the Property. Without limiting the prior sentence, the Property is subject to real estate taxes for prior years, plus penalty and interest, and real estate taxes for 2005 and future years, a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of July 7, 2005.

B. Anthony Saunders, Substitute Trustee

B. Anthony Saunders, Substitute Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $50,451.00.

Eric Sox

Subscribed and sworn to before me, this 11th day of July, 2005.

NOTARY PUBLIC

My Commission Expires:

July 29, 2006

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **B. Anthony Saunders,** Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of July, 2005.

Susanne C. Pugh
Notary Public

My commission expires:

July 29, 2006

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SCHEDULE A
(Property Description)

PARCEL I

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 257 on the Plan of McGavock, Wetmore and Others Second Addition, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Eaton Family Properties, Tennessee general partnership, by Quitclaim Deed of record at Instrument No. 20030306-0029986, said Register's Office; and subsequently conveyed to Eaton Family Properties, LLC by quitclaim deed of record at Instrument No. 20040205-0014428, said Register's Office.

The street address of said real property is 1507 14th Avenue North, Nashville, Tennessee 37208.

PARCEL II

Land in Davidson County, Tennessee, being Lot Nos. 30 and 31 in McGavock, Wetmore and Others First Addition to Nashville, called The Town of McGavock, a plan of which is of record in Plat Book 21, page 23, Register's Office for said Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the southerly side of Scovel Street and runs back between parallel lines 157 feet more or less to Madison Street. Said Lot No. 31 fronts 50 feet on the southerly side of Scovel Street and runs back with the westerly margin of 11th Avenue North, formerly Fillmore Street, 159 feet more or less to Madison Street and measures 12 feet on the Madison Street.

Being the same property conveyed to Eaton Family Properties, Tennessee general partnership by Quitclaim Deed of record at Instrument No. 20030306-0029986, said Register's Office; and subsequently conveyed to Eaton Family Properties, LLC by quitclaim deed of record at Instrument No. 20040205-0014428, said Register's Office.

The street addresses of said real property are 1112, 1114, 1116 and 1118 11th Avenue North, Nashville, Tennessee 37208.