PICK-UP

SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 09/09/05 11:52 3 pgs
Fees:18.00 Taxes:351.50
20050909-0108653

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Subscribed and sworn before me this the 9th day of Sept, 05.

Notary Public

My commission expires: _____

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Laura Gilmer	Laura Gilmer	Parcel No.: 83-12-157.00
9441 Clovercroft	9441 Clovercroft	
Franklin, Tennessee 37064	Franklin, Tennessee 37064	

WHEREAS, Syllia E. Miller, by Deed of Trust (the "Deed of Trust") dated September 4, 1997, of record in Book 10605, at Page 273, in the Register's office for Davidson County, Tennessee, conveyed to James A. Crislip, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to U. S. Trust Mortgage, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded as Instrument No. 20050330-0034385 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record newspaper on August 4, 2005, August 11, 2005 and August 18, 2005; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse

located at **225 Polk Avenue (old Ben West Library building)** in Nashville, Tennessee, at 11:00 a.m. on August 25, 2005, and Laura Gilmer (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety Five Thousand Dollars and No Cents ($95,000.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, her successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 2507 Eastland Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, her successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 25th day of Aug, 2005.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 25th day of August, 2005.

My commission expires: 2/25/2013

Notary Public

"NOTARY SEAL"
Krista L. Gann, Notary Public
Pulaski County, State of Arkansas
My Commission Expires Feb 25, 2013.

EXHIBIT "A"

Being Lot No. 1 on the plan of Section 6, 3rd Addition, Rosewood Heights as of record in Book 2854, at Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Syllia Miller, by Warranty Deed from Robert J. Skillen, dated September 4, 1997, recorded September 11, 1997, of record in Book 10605, at Page 270, Register's Office for Davidson County, Tennessee.