PICK-UP

Davidson County DEEDTRS
Recvd: 09/13/05 14:01 4 pgs
Fees:23.00 Taxes:851.00
20050913-0110020

FROM: James R. Kelley
SUBSTITUTE TRUSTEE

TO: SOWAMCO XXX LIMITED PARTNERSHIP
NEW OWNER

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
SOWAMCO XXX Limited Partnership 7628 Whitepine Rd. Richmond, VA 23237	SAME	096-07-0 007.00 120-00-0 022.00

This instrument prepared by: Neal & Harwell, PLC, 150 Fourth Avenue, North, Suite 2000, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me, this the 9th day of September, 2005.

Tammy Turner Foster
NOTARY PUBLIC

My Commission Expires: 1-27-07

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust and Absolute Assignment of Leases, dated September 3, 1999, of record in Book 11653, Page 510, as assigned in Instrument No. 20030311-0032355, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Edward L. Kennedy and Joyce Michelle Kennedy and Ella L. Lester, conveyed to TRSTE II, Inc., Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Instrument No. 20050202-0012232, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of TRSTE II, Inc., Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 a.m., on September 7, 2005, at the entrance to the Register's Office for Davidson County, 501 Broadway, Nashville, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in *The Nashville Record*, a newspaper of general circulation in Davidson County, Tennessee, on August 11, 18 and 25, 2005; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, SOWAMCO XXX Limited Partnership was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 10:15 a.m., by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the bid of SOWAMCO XXX Limited Partnership, acknowledges the receipt of the sum of Two Hundred Thirty Thousand Dollars ($230,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto SOWAMCO XXX Limited Partnership, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Parcel 1:
A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County described according to a survey made by Z. J. Wilkinson, Surveyor, April 30, 1947, as follows: Beginning at a point in the center of Stewart's Ferry Pike; thence south 33 deg. 30' west 29 ft. to a point in the southerly margin of said Pike, 100 ft. easterly from the northeast corner of a tract of land owned by O. O. Baker, continuing in the same direction 181 ft., in all 210 ft. to a point, thence south 58 deg. 15' east 210 ft. to a point; thence north 33 deg. 30' east 210 ft. to the center of said Pike, thence with the center of said Pike north 58 deg. 15' west 210 ft. to the beginning, containing 1.01 acres, more or less.

This improved property known as 312 Stewarts Ferry Pike, Nashville, Tennessee.

Parcel 2:
Land in Davidson County, Tennessee, being part of Lot No. 9 on a map showing Subdivision of Ben F. Turbeville Estate of record in Book 547, page 143, described according to a survey made by Stephen A. Draper, Surveyor, January 5, 1954, as follows:

Beginning at a monument on the easterly margin of Curry Road, at the northwest corner of Lot No. 1 on the Plan of Finley Gardens as of record in Book 2083, Page 69, said Register's Office; thence with the northerly line of said Lot No. 1, north 69 deg. 45' east 181.4 feet to the corner of Lots Nos. 1 and 2 on said plan; thence with the westerly line of said Lot No. 2, north 9 deg. 46' east 209 feet to a monument at the corner of Lots Nos. 2 and 3 on said plan; thence south 89 deg. 50' west 218.6 feet to the easterly margin of said road; thence southwardly 129 feet to the beginning of a curve having a radius of 275 feet; thence around said curve in a southeasterly direction 144.9 feet to the beginning.

This improved property known as 918 Currey Rd., Nashville, Tennessee.

Being the same property conveyed to Edward L. Kennedy and Joyce Michelle Kennedy by Warranty Deed from Deborah J. Walker, recorded on September 8, 1999, in Book 11653, Page 506, Register's Office for Davidson County, Tennessee.

Included in the property description of the Deed of Trust is Parcel 3, which is improved property known as 302-306 Thompson Lane, Nashville, Tennessee. Parcel 3 is excluded from this Substitute Trustee's Deed. The Deed of Trust shall remain in effect with respect to Parcel 3, and it will not be released as a result of the foreclosure sale.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to SOWAMCO XXX Limited Partnership, its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto SOWAMCO XXX Limited Partnership, all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 9 day of September, 2005.

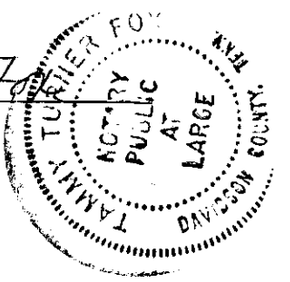
JAMES R. KELLEY, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Kelley, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of September, 2005

Tammy Turner Foster
NOTARY PUBLIC



My Commission Expires: 1-27-07