# PICK-UP

THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDTRS
Recvd: 10/06/05 11:49 2 pgs
Fees:13.00 Taxes:277.87
20051006-0120655

## TRUSTEE'S DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID NUMBER: |
|---|---|---|
| C & B PROPERTIES<br>4805 Michigan Ave.<br>Nashville, TN 37209 | SAME | 09113015100 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $75,100.00.

AFFIANT

SUBSCRIBED AND SWORN to before me, Linda O'Neal, by Warner McNeilly, III this 9th day of September, 2005.

LINDA F. O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 11-26-05

Commission Expires NOV. 26, 2005

WHEREAS, on November 1, 1999, BOBBY T. PETITT executed a Deed of Trust of record in Book 11736, page 315, Register's Office for Davidson County, Tennessee in which he conveyed to W. WARNER McNEILLY, III, Trustee the real estate hereinafter described to secure the repayment of indebtedness in the principal amount of $252,769.00 bearing interest at 8.75% per annum; and

WHEREAS, default was made in the repayment of said indebtedness, I, W. WARNER McNEILLY, III, Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust advertised the said real estate for sale as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, August 4, 2005, August 11, 2005 and August 18, 2005, in The Nashville Record;

NOW, THEREFORE, pursuant to said advertisement, on Thursday, September 8, 2005 at 11:30 a.m. outside the door of the Davidson County Register of Deeds which is inside the Gaylord Entertainment Center at 501 Broadway in Nashville, Davidson County, Tennessee, I, W. WARNER McNEILLY, III, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, at which time N. T. CLINTON submitted the highest and best bid in the amount of Seventy-Five Thousand One Hundred Dollars ($75,100.00).

NOW, THEREFORE, in consideration of the premises, I, W. WARNER McNEILLY, III, Trustee, do hereby sell, transfer and convey to C & B PROPERTIES, a Tennessee General Partnership comprised of N. T. Clinton and James R. Bellar, its successors and assigns in fee simple, all right, title and interest in the following described property located in Davidson County,

Tennessee:

Being part of Lots No. 2 and 3, Block M on the Plan of Croleywood Subdivision, Section Two, of record in Plat Book 1130 at page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby T. Petitt, married, by deed from Lonnie Wayne Hand and wife, Joyce R. Hand, of record in Book 6939, page 604, Register's Office for Davidson County, Tennessee. Katherine Celeste Petitt conveyed her interest in the property to Bobby T. Petitt by virtue of her marriage to Bobby T. Petitt by Quitclaim Deed of record in Book 11466, page 990, Register's Office for said County.

Said property is sold subject to (i) all easements, restrictions and/or matters of record, (ii) the Tennessee Department of Revenue's right to redeem the property under T.C.A. §67-1-1433(c)(1) pursuant to its lien of record in instrument number 2001114-0124616, R.O.D.C., and (iii) all current and prior year property taxes.

The property address is 6404 Patton Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto C & B PROPERTIES, its successors and assigns in fee simple forever, to which the said W. WARNER McNEILLY, III, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

WITNESS MY HAND this 9th day of September, 2005.

W. WARNER McNEILLY, III, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Linda O'Neal, of said county, W. WARNER McNEILLY, III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee under the above-referenced deed of trust and that he executed the within instrument as Trustee for the purposes therein contained. Witness my hand, this 9th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-05

LINDA F. O'NEAL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005