PICK-UP

THIS INSTRUMENT PREPARED BY:

DAVID VINCENT
Attorney at Law
17 Sycamore Court
Antioch, TN 37013

Davidson County DEEDTRS
Recvd: 09/14/06 11:43 4 pgs
Fees:23.00 Taxes:176.33
20060914-0114067

TRUSTEE'S DEED

Name & Address of New Property Owner(s):	Name & Address of Person or Entity Responsible for Paymnet of Real Property Taxes:	Map/Parcel Numbers:
John H. Otey, Jr. c/o Otey's Real Estate Agency, Inc. 2701 Jefferson St., Suite 205 Nashville, TN 37208	SAME	Tract 1: Map 92-2 Parcel 104 Tract 2: Map 92-2 Parcel 105

WHEREAS, by Deed of Trust dated the 2nd day of March, 1998, of record in Book 10816, Page 183, Register's Office for Davidson County, Tennessee, Midwestern G, Inc., a Tennessee Corporation, conveyed the hereinafter described real property to **David Vincent, Trustee**, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power to the Trustee to sell the hereinafter described real property in the event of default upon the payment of the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared, said default being more than thirty (30) days; and

WHEREAS, at the request of the lawful owner and holder of said indebtedness secured by said Deed of Trust, the Trustee gave notice of the date, time and place of the foreclosure sale, all in accordance with said Deed of Trust, by publishing an advertisement for three (3) consecutive weeks in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, said notice being first published on August 17, 2006, and thereafter on August 24 and 31, 2006, which notice of sale advertised the sale of the real property, hereinafter described, for September 6, 2006 at 11:00 o'clock a.m.; and

WHEREAS, on September 6, 2006 at 11:00 o'clock a.m. at the corner of Fifth and Broadway at the main entrance of the Gaylord Entertainment Center located at 501 Broadway, Nashville, Davidson County, Tennessee, being the date, time and place fixed in said advertisment for the sale, the hereinafter

described real property was offered for sale at public outcry, and free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, all other exemptions of every kind, which were expressly waived in said Deed of Trust, and all other legal rights of the Grantee of said Deed of Trust, as provided therein, subject only to superior liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust, and the Trustee having received a bid of **Forty Seven Thousand Six Hundred Fifty Six ----- And 44/100 -------- ($47,656.44) Dollars,** from the lawful owner and holder of the indebtedness described in said Deed of Trust, which bid was the highest, best and last bid, and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, and cancellation of the indebtedness, the receipt of all of which is hereby acknowledged.

NOW THEREFORE, in consideration of the premises and of the sum bid and credit as herein provided, **David Vincent, Trustee,** does hereby bargain, sell, transfer and reconvey unto **John H. Otey, Jr., his heirs and assigns,** certain real property in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of O.H. Menee's Subdivision of record in Book 57, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 49 feet 2 inches on the southerly side of Jefferson Street and runs back between lines 170 feet, more or less, to an alley in the rear, on which it measures 48 feet 7 inches.

Being the same property conveyed to Midwestern G, Inc., a Tennessee Corporation, by deed from John H. Otey, Jr. and wife, Bettye G. Otey, of record in Book 10816, Page 180, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Long and Ashworth's Subdivision of Lot No. 35, in Boyd McNairy's Addition to Nashville, as of record in Book 57, page 87, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Midwestern G, Inc., a Tennessee Corporation, by deed from John H. Otey, Jr. and wife, Bettye G. Otey, of record in Book 10816, Page 180, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 2609 - 2611 Jefferson Street, Nashville TN 37208

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title, interest and improvements thereunto belonging, in fee simple forever, free from all rights or exemptions of the Grantee of the Deed of Trust, subject only to superior liens, easements, encumbrances and other matters, which are prior in right to the lien of the aforesaid Deed of Trust.

I, **David Vincent, Trustee**, does hereby transfer, assign and set over unto **John H. Otey, Jr., his heirs and assigns**, all of the covenants and warranties contained in said Deed of Trust, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Trustee on this the 6th day of September, 2006.

David Vincent
DAVID VINCENT, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **David Vincent**, the within named Trustee, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee named herein, and that he, as such Trustee, executed the foregoing instrument (Trustee's Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 6th day of September, 2006.

BEVERLY M. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

1/23/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47, 656.44.

Affiant

Sworn to and subscribed before me on this the 6th day of September, 2006.

BEVERLY M. HOBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

1/23/2010