PICK-UP

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 060 02 0 240.00
3059 RICHMOND HILL DRIVE
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
AUBREY HIAM
265 HUNTERS LANE
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 55,000.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1 DAY OF April 20 11
Deputy Register

BILL GARRETT, Davidson County
Trans:T20110019163 DEEDTRS
Recvd: 04/01/11 13:30 2 pgs
Fees:13.00 Taxes:203.50
20110401-0025174

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 20, 1990, EDWARD C. SEDDON,** was named Trustee in a Deed of Trust of even date executed by **EDWARD L. KIRKPATRICK AND WIFE, EVIE L. KIRKPATRICK,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$49,245.00**, principal and interest at **8.80000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 8202, PAGE 266,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110207-0010764,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate 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, namely: **FEBRUARY 11, 2011/ FEBRUARY 18, 2011/ FEBRUARY 25, 2011** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, MARCH 25, 2011 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **AUBREY HIAM, 265 HUNTERS LANE, HENDERSONVILLE, TN 37075,** submitted the highest and best bid, in the amount of **$ 37,000.00 .**

NOW THEREFORE, in consideration of the premises I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **AUBREY HIAM,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 168 ON THE PLAN OF PARKWOOD ESTATES, SECTION I, AS OF RECORD IN BOOK 2900, PAGES 119 AND 120, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 168 FRONTS 80 FEET ON THE WEST SIDE OF RICHMOND HILL DRIVE AND EXTENDS BACK 145.2 FEET ON THE NORTHERLY LINE AND 140 FEET ON THE SOUTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 60.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO EDWARD L. KIRKPATRICK AND WIFE, EVIE L. KIRKPATRICK BY DEED DATED SEPTEMBER 20, 1990 OF RECORD IN BOOK 8202, PAGE 263, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3059 RICHMOND HILL DRIVE, NASHVILLE, TENNESSEE 37207.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **AUBREY HAM,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **MARCH 25, 2011.**

J. PHILLIP JONES
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 **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **MARCH 25, 2011.**

Notary Public

My Commission Expires: OCT. 21, 2013

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ **37,000.00** .

Affiant

Subscribed and sworn to before me, this **25TH day of MARCH, 2011.**

Notary Public

My Commission Expires: OCT. 21, 2013

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN