This instrument was prepared by:

James W. Stinnett, Jr., Attorney
108 South Main Street
Ashland City, Tennessee 37015

Send Tax Bills to:

William Swafford, Jr.
Route # 1
Charlotte, TN. 37036

BOOK 5149 PAGE 938

Map 48
Parcel 131

TRUSTEE'S DEED

WHEREAS, on April 9, 1974, William Swafford, Jr., and wife, Mary Swafford, executed to Mitchell E. Meadows and wife, Edna Mai Meadows, an Installment Deed on the land hereinafter described, and to secure and make certain the payment of a certain note therein described, which Installment Deed is recorded in Book 4804, page 183, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, and at the request of the lawful owner and holder of said note, James W. Stinnett, Jr., Successor Trustee, advertised said land for sale by three publication notice appearing in the "Nashville Record" on April 19, 26, and May 3, 1977, and on Friday, May 13, 1977, at 12:00 noon, at the front door of the Court House in Davidson County, Tennessee, offered said land for sale to the highest bidder for cash, as provided in said advertisement, and pursuant to the authority vested in said Successor Trustee, William Swafford, Jr. & wife, Mary Swafford became the purchaser for the sum of One Thousand Fifty-seven and 71/100 Dollars ($1,057.71), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of One Thousand Fifty-seven and 71/100-----($1,057.71)------Dollars, which has been paid in cash, the receipt of which is hereby acknowledged, I, James W. Stinnett, Jr., Successor Trustee, by virtue of the power vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto the said William Swafford, Jr. & wife, Mary Swafford, their heirs and assigns, certain real estate located in Davidson County, Tennessee, to-wit:

> A tract of land in the 13th, formerly the 23rd, District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, March 24, 1967, as follows:
>
> BEGINNING at a stake, the NE corner of a tract of land conveyed to James Underwood, by deed from John B. Drake; of record in Book 64, page 21, Register's Office for said County; thence N 49° 18' W 307 feet; thence N 33° 18' W 241 feet; thence N 129.5 feet; thence East 365 feet to a fence line; thence with said line, South 531.5 feet to the beginning, containing 3 acres, more or less.

The sale of this property is subject to 1977 county taxes and all back taxes.

TO HAVE AND TO HOLD said property to the said grantees, their heirs and assigns, forever.

I covenant, as Successor Trustee, that I have the right to convey said property, and I convey to the said grantees the benefit of the covenant of seizin and general warranty contained in said Installment Deed, which provided that the purchaser should get an absolute title to said land; but I do not warrant the title personally as Successor Trustee, or for the beneficiary for whom I have acted in the sale of said land.

WITNESS my hand this the 13th day of May, 1977.

James W. Stinnett, Jr.
SUCCESSOR TRUSTEE

4920

T REFERENCE
9 37 AM '77
REGISTER
COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

MAY23'77 CONV *1,057.71
MAY23'77 S'TAX B* 2.86
MAY23'77 PR'FEE B* .50
MAY23'77 W'DEED B* 4.00 * 7.36

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James W. Stinnett, Jr., Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Ashland City, Tennessee, this the 13th day of May, 1977.

JANET M. CONLEY NOTARY PUBLIC CHEATHAM COUNTY

Janet M. Conley
Notary Public

My Comm. Exp.: 10/17/78

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $1,057.71.

H. Edward Hamb, III agt.
Affiant

Subscribed and sworn to before me this the 17th day of May, 1977.

JANET M. CONLEY NOTARY PUBLIC CHEATHAM COUNTY

Janet M. Conley
Notary Public

My Comm. Exp. 10-17-78