OFFICIAL RECEIPT

Address new owner:
Ashland City Bank and Trust Company
Post Office Box 38
Ashland City, TN 37015

Send tax bills to:

Same as above

mail
This instrument was prepared by:

STINNETT & WILKINSON, Attorneys
108 South Main Street
Ashland City, TN 37015

TRUSTEE'S DEED

Map 67
Parcel 25

BOOK 5902 PAGE 856

WHEREAS, on August 2, 1979, Mary Frances Taylor, unmarried, executed to Homer J. Tidwell, Jr., Trustee, a Deed of Trust on the land hereinafter described, and to secure and make certain the payment of a certain note therein described, which Deed of Trust is recorded in Book 5477, page 314, 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, Homer J. Tidwell, Jr., Trustee, advertised said land for sale by three publication notices appearing in the Nashville Record on May 20, 27, and June 3, 1982, and on June 17, 1982, at the front door of the Courthouse in Nashville, 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 Trustee, Ashland City Bank and Trust Company became the purchaser for the sum of Forty-one thousand one hundred fifty-three and 59/100 Dollars ($41,153.59) that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Forty-one thousand one hundred fifty-three and 59/100 Dollars ($41,153.59) which has been paid in cash, the receipt of which is hereby acknowledged, I, Homer J. Tidwell, Jr., 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 Ashland City Bank and Trust Company, its heirs and assigns, certain real estate located in the 13th District of Davidson County, Tennessee, to-wit:

TRACT 1: A tract of land in the 13th, formerly 25th, Civil District of said County, described according to survey made by Blanchard and Parrish, Surveyors, November 5, 1937, as follows:

BEGINNING on the northerly margin of Tennessee Highway No. 12 at a post in the westerly line of the Fox property; thence with said Fox property, westerly line, North 1° 30' East 142.6 feet to a stake; thence North 12° 30' West 413 feet to a stake; thence leaving said line, South 1° 30' West 343 feet to a stake; thence South 85° 15' West 95 feet to a stake; thence South 1° 30' West 210 feet to a stake in the northerly margin of said highway; thence with said highway, North 85° 15' East 200 feet to the beginning, containing 1.29 acres, more or less.

TRACT 2: A tract of land in the 13th, formerly 25th, Civil District of said County, described according to survey made by G. W. Watkins, Surveyor, dated January 12, 1956.

BEGINNING at a point in the northerly margin of the right of way of State Highway No. 12, the same being the common corner between the tract or parcel of land owned by W. Louis Simpkins described in Book 1290, page 324, Register's Office for Davidson County, Tennessee, and the tract of land owned by Cora Belle Taylor described in deed of record in Book 115, page 140, said Register's Office, thence North 1° 30' East 210 feet to the beginning point of the tract herein conveyed, and being the southwest corner of said tract; thence North 85° 15' East 95 feet to a point; thence North 1° 30' East 89 feet to an iron pin; thence South 85° 15' West 95 feet to an iron pin; thence South 1° 30' West 89 feet to the point of beginning, containing 19/100 of an acre, more or less.

This conveyance is subject to 1982 County taxes, all back taxes, and Deeds of Trust of record in Book 5111, page 279, and Book 5213, page 40, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property to the said grantee, its heirs and assigns, forever.

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

WITNESS my hand this the 17th day of June, 1982.

Homer J. Tidwell Jr.
TRUSTEE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Homer J. Tidwell, Jr., 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 17th day of June, 1982.

Grace Williams
Notary Public

My Commission Expires: 7-31-84

G 9 7 1 7 0
IDENTIF. REFERENCE
JUN 25 8 58 AM '82
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF CHEATHAM

I hereby swear or affirm that the actual consideration for the transfer, or value of property transferred, whichever is greater is 41,153.59, which is the amount I have relied upon in the value declared.

Homer J. Tidwell Jr.

Subscribed and sworn to before me this 17th day of June, 1982

Grace Williams Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5902 PAGE 858

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41153.59- CO
107.12 CO TX
.50 PRFEE
6.00 WDEED
CHECK 113.62-
4646A06/25/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.7 1:7.0

IDENTIF. REFERENCE T

JUN 25 8 58 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 888316