THIS INSTRUMENT PREPARED BY JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

TRUSTEE'S DEED BOOK 7218 PAGE 612

| The Name & Address of a Property Owner: | The Name & Address of Mortgagee: | Map-Parcel Numbers: |
|---|---|---|
| Charles E. Binkley, et ux<br>Route 1, Box 24<br>Martin Hagger Rd.<br>Ashland City, Tn. 37015 | NO MORTGAGE<br><br>SEND TAX BILLS TO:<br><br>SAME | Tract I:<br>Map 20<br>Parcel 19<br><br>Tract II:<br>Map 28<br>Parcel 4 |

WHEREAS, an Installment Deed to secure a promissory note therein described was executed by Samuel E. Wallace, Jr. to J. A. Carney, Trustee, and recorded in Book 6153, page 25, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed J. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said J. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed, giving notice of intent to sell said property at the South door of the Courthouse in Nashville, Tennessee, on April 22, 1987, at 12:30 o'clock P.M.; and

WHEREAS, at the time and place named in said advertisement the said J. A. Carney, Trustee, offered the property hereinafter described for sale to the highest bidder and the highest and best bid received was that of Charles E. Binkley and wife, Dorothy Mai Binkley. Said purchase was for $75,000.00, cash.

NOW, THEREFORE, J. A. Carney, Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, J. A. Carney, Trustee, therefore, sell, transfer, and convey unto the said purchasers, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee. described as follows:

TRACT I:

Land in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 10 in the Subdivision of the Lands of Henry Floto, deceased, a Plan of which is recorded in Book 421, page 147, Register's Office for Davidson County, Tennessee, and described according to a survey by Raymond E. Binkley dated March 22, 1980.

Said part of Lot No. 10 begins at a monument in the W. boundary of Morrow-bone Lake Road, this being the NE boundary of said tract, thence S. 78 degrees 35 minutes W. 112.0 feet to an iron pin; thence N. 75 degrees 34 minutes W. 170.00 feet to an iron pin; thence S. 49 degrees 19 minutes W. 44.2 feet to an iron pin; thence S. 49 degrees 55 minutes W. 881.6 feet to an iron pin located in the NW corner of said tract; thence S. 24 degrees 10 minutes E 48.0 feet to an iron pin; thence S. 35 degrees 31 minutes E. 670.0 feet to an iron pin; thence S. 2 degrees 42 minutes E. 363.0 feet to an iron pin; thence S. 17 degrees 42 minutes E. 348.0 feet to an iron pin

in the SW corner of said tract; thence N. 62 degrees 43 minutes E. 181.5 feet to an iron pin; thence N. 79 degrees 13 minutes E. 66.0 feet to an iron pin; thence S. 73 degrees 12 minutes E. 343.8 feet to an iron pin; thence N. 50 degrees 22 minutes E. 275.47 feet to a monument in the W. boundary of Morrowbone Lake Road, this being the SE corner of said tract; thence N. 14 degrees 35 minutes E. 502.1 feet along the westerly boundary of Morrowbone Lake Road to an iron pin; thence following along the boundary of a curve in said road 191.31 feet to an iron pin; thence 2 degrees 05 minutes W. 250.0 feet to an iron pin; thence along a curve in the boundary of said road 106.59 feet to an iron pin; thence N. 14 degrees 39 minutes E. 90.0 feet to an iron pin; thence along the boundary of a curve in said road 155.13 feet to an iron pin; thence N. 45 degrees 25 minutes W. 50.0 feet to an iron pin; thence along the boundary of a curve in said road 130.06 feet to an iron pin; thence N. 16 degrees 30 minutes W. 471.7 feet to an iron pin; thence along a curve in the boundary of said road 109.67 feet to a monument at the point of beginning, containing 48.80 acres, more or less.

TRACT II:

Land in the 14th Civil District of Davidson County, Tennessee and being a part of Lot No. 6 in the Subdivision of the lands of Henry Flota Estate of record in Book 421, page 147, Register's Office for Davidson County, Tennessee.

That portion of land, triangular in shape, bounded by Morrowbone Lake Road, by the Old Road, and by the Entrance Road.

Being the same properties conveyed to Samuel E. Wallace, Jr. by deed from Charles E. Binkley and wife, Dorothy Mai Binkley, of record in Book 6153, page 25, Register's Office of Davidson County, Tennessee.

TRACT I is unimproved property, known as 6205 Morrowbone Lake Road, Joelton, Tennessee 37080

TRACT II is improved property, known as 6191 Morrowbone Lake Road, Joelton, Tennessee 37080

TO HAVE AND TO HOLD, said tracts or parcels of land with the appurtenance, estate, title and interest thereto belonging to the said purchasers, their heirs and assigns. This conveyance is made pursuant to the powers vested in me as Trustee and I assign the benefit of all warranties vested in me by said deed, but not otherwise.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, this 23rd day of April, 1987.

J. A. CARNEY, 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. A. Carney, the bargainor, 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 this 23rd day of April, 1987.

NOTARY PUBLIC

My Commission Expires:

6-11-90

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of April, 1987.

NOTARY ~~PUBLIC~~

~~My Commission~~ Expires:

2006.2

IDENTIFICATION REFERENCE

APR 29 11:09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7218 PAGE 615

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

75000.00- CAMT.
210.00 CSTAX
.50 PREC
9.00 WDE D
CHECK 219.50-
04/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2006.2

IDENTIFICATION REFERENCE

APR 29 11 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75146