BOOK 7461 PAGE 277

0 2 0 1 8

IDENTIFICATION REFERENCE

RUSH

DAVIDSON COUNTY, Tn.

FEB 2 2 02 PM '88

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
P. O. Box 3079
Nashville, Tennessee 37219

TRUSTEE'S DEED

Address of New Owner:	Party Responsible For Taxes:	Map & Parcel #:
		3428 02/02 0101 03CHECK 156.86
PAUL DUNCAN GOODWIN P. O. Box 8044 Honolulu, Hawaii 96815	SAME	Map 109 Parcel 195

WHEREAS, by Deed of Trust dated February 16, 1987, which Deed of Trust is of record in Book 7139, Page 927, Register's Office for Davidson County, Tennessee, BILLY EDWIN SMITH AND WIFE, RITA SUSAN SMITH, conveyed to LARRY R. WILLIAMS, TRUSTEE, the herein described real property to secure the note described in said Deed of Trust; and

WHEREAS, default having been made in the terms, conditions and payments of said note and Deed of Trust and accordingly at the request of the owner and holder of the indebtedness, I, LARRY R. WILLIAMS, TRUSTEE, under and by virtue of the powers vested in me as such TRUSTEE in said Deed of Trust, did advertise the herein described real property according to the terms of said Deed of Trust giving twenty (20) days' notice by three (3) successive publications of Notice of Trustee's Sale in The Nashville Record giving notice of the time, place and terms of sale and said notices appearing in said paper on January 7, 14 and 21, 1988, said newspaper being published in Davidson County, Tennessee. Said sale was advertised for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

Pursuant to said advertisements, I, LARRY R. WILLIAMS, TRUSTEE, did on Friday, January 29, 1988 at 2:00 o'clock P.M. at the south door of the Davidson County Courthouse in Nashville, Tennessee offer for sale at public auction to the highest and best bidder for cash the herein described real property and in bar of the herein described equities as provided in said Deed of Trust, and at which time, after soliciting for competitive bids, sold said property to PAUL DUNCAN GOODWIN for the sum of $53,672.00, said being being the only, last and highest bid.

NOW, THEREFORE, for and in consideration of the premises, I, LARRY R. WILLIAMS, TRUSTEE, do hereby sell, transfer and convey to PAUL DUNCAN GOODWIN, in fee simple and in bar of all equities above mentioned, the following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 2nd Civil District of Davidson County, Nashville, Tennessee being located in the northeast quadrant of the intersection of Old Hickory Boulevard (50' R-O-W) and Stewarts Ferry Pike (50' R-O-W) and being Lot No. 1 on the Revised Final Plat of the Goodwin Subdivision as evidenced in Book 6900, Page 194, R.O.D.C., Tn., and being more particularly described as follows:

Beginning at a concrete monument, said monument being the southerly terminus of the northeasterly return of Old Hickory Boulevard and Stewarts Ferry Pike, thence

1) With a curve to the right, having a radius of 25.00' (central angle of 59 degrees 55' 57" and chord distance of 24.97') a distance of 26.15' to a concrete monument in the margin of Old Hickory Boulevard, thence

2) N 00 degrees 29' 51" W a distance of 176.36' to an iron pin in the Southerly line of Christine M. Goodwin as evidenced in Book 5064, Page 120, R.O.D.C., Tn., thence

3) With said Southerly line, S 76 degrees 58' 52" E a distance of 328.85' feet to an iron pin; thence

4) S 22 degrees 39' 11" W a distance of 260.67' to an iron pin in the Northerly margin of Stewarts Ferry Pike, thence

5) With said margin, N 60 degrees 25' 48" W a distance of 236.62' to the point of beginning and containing 62,947 square feet more or less.

Being the same property conveyed to Billy Edwin Smith and wife, Rita Susan Smith by Deed from Paul Duncan Goodwin, of record in Book 7139, Page 923, Register's Office of Davidson County, Tennessee.

This is improved real property known as 1403 Stewarts Ferry Pike, Hermitage, Tennessee 37076.

I, LARRY R. WILLIAMS, TRUSTEE, do hereby convey to PAUL DUNCAN GOODWIN, his heirs and assigns, all rights conveyed to me as such TRUSTEE, including all covenants and warranties as I, as TRUSTEE, may lawfully make, all my actions in the premises are done solely as TRUSTEE and not otherwise, and under the powers vested in me under the Deed of Trust herein referred to and not as an individual. This sale is subject to any and all unpaid taxes, restrictive covenants, easements, setback lines, any and all redemption rights, including rights of redemption of any governmental agency, state or federal, and any and all prior liens or encumbrances against said property, if any.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of February, 1988.

Larry R. Williams, Trustee
LARRY R. WILLIAMS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy M. Butler, a Notary Public in and for the county and state, LARRY R. WILLIAMS, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1988.

My Commission Expires:
3-27-89

Judy M. Butler
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer, is $53,672.00.

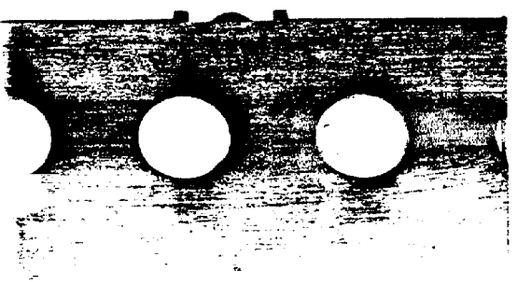
Larry R. Williams
AFFIANT

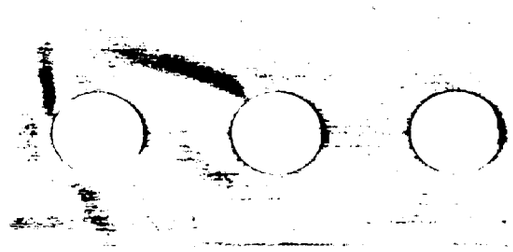
Sworn to and subscribed before me this 2nd day of February, 1988.

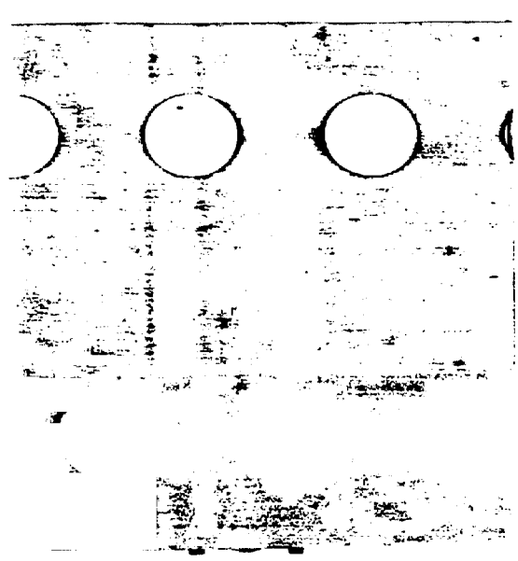
My Commission Expires:
3-27-89

Judy M. Butler
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7461 PAGE 279

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 53672.00
CON TX 150.36
PRFEE 0.50
WDEED 6.00
TOTAL 156.86
CHECK 156.86

02/02/88 01 14:02 0001 3428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02018.

IDENTIFI REFERENCE

FEB 2 2 02 PM '88

DAVIDSON COUNTY, TN

No. 58295