OWNER & TAX BILLS: Citizens Bank P.O. Box 195 Mail
CARTHAGE TN 37030

BOOK 7580 PAGE 716

107-11
A-27

TRUSTEE'S DEED

This indenture made and entered into on this 22nd day of June, 1988, by and between Walter G. Birdwell, Jr., Trustee, of Carthage, Smith County, Tennessee, Party of the First Parts, and Citizens Bank, Carthage Tennessee of Carthage, Tennessee, Party of the Second Part.

WHEREAS, Patricia C. Brewer, by Deed of Trust dated March 8, 1986, of Record in Book 6811, Page 799, Register's Office for Davidson County, Tennessee conveyed to Glenn Birdwell, the respective Trustee, the herein after described real property to secure the payment of promissory note referenced in said Deeds of Trust, which promissory notes are presently held and owned by the Citizens Bank, formerly the White County Bank of Sparta, Tennessee; and

WHEREAS, the undersigned, W. H. Birdwell, Jr. has been appointed as substitute Trustee in the place and stead of Glenn Birdwell, Trustee, said appointment being set forth in Book 7559, Page 333, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said principal note and the holder thereof has directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of the said promissory notes and Deeds of Trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Notes and Deeds of Trust, notice of same and place of said sale being published in the Nashville Record on May 26, June 2, and June 9, 1988; and

Instrument prepared by James Davidson Lane

WHEREAS, pursuant to said notice, First Party did offer said property for sale on the South Steps of the Metropolitan Court House, Nashville, Davidson County, Tennessee, on June 22, 1988 at or about 12:00 p.m. noon, and Citizens Bank of Carthage, Tennessee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $1,000.00 and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW THEREFORE, for and in consideration of the premises, Party of the First Part has this day bargained and sold and does hereby transfer and convey unto the Party of the Second Part, the following described real property situated in Davidson County, Tennessee to wit:

> Being Lot No. 27 on the Revised plan of Postwood as of record in Plat Book 5200, page 1204, Register's Office for said County, to which plan reference is made for amore complete description.
>
> This conveyance is made subject to: (1) Declaration of Covenants, conditions, and restrictions of record in Book 5116, page 225, amended in Book 5635, page 706, Book 5794, page 68, and Book 5910, page 322; (2) By-Laws of record in Book 5116, page 250; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 104, said Register's Office.
>
> The last and previous conveyance of this property being a warranty deed of record in Warranty Deed Book No. 5967, page 25, in the Register's Office for Davidson County.

To have and to hold said property to said Party of the Second Part (his-her heirs and assigns) (its successors and assigns), forever, and in bar of equity or redemption, homestead and dower, subject to validly liened ad valorem taxes.

And, I, Walter G. Birdwell, Jr., Trustee, do further convenant and bind myself, my successors and represenstatives, to warrant and defend the title to said

property only as to such title coming through or by me to the said Party of the Second Part (his-her heirs and assigns) (its successors and assigns), against the lawful claims of all persons whomsoever.

Walter G. Birdwell, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8885 06/22 0101 03CHECK 569-50

Personally, appeared before me, Mary Jo Eddleman, a Notary Public in and for said County and State, the within named Walter G. Birdwell, Jr., Trustee, the 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 the 22nd day of June, 1988.

Mary Jo Eddleman
Notary Public at Large

43004

IDENTIFICATION REFERENCE

JUN 22 2 53 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

My Commission Expires:

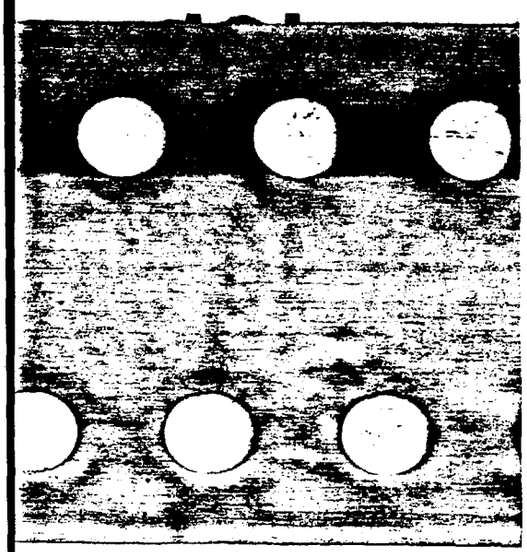
7-16-91

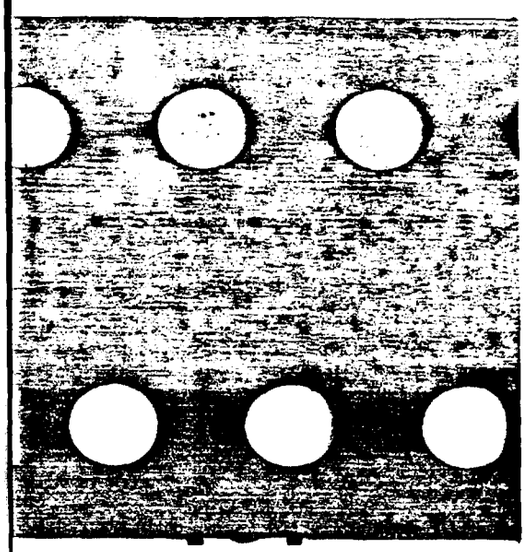
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $200,000.00.

Sworn to and subscribed before me this 22nd day of June, 1988.

Mary Jo Eddleman
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7580 PAGE 719

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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 200000.00
CON TX 560.00
PRFEE 0.50
WDEED 9.00
TOTAL 569.50
CHECK 569.50

06/22/88 01 14:54 0001 8885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43004

IDENTIFICATION REFERENCE

JUN 22 2 53 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105674