THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 Gallatin Road South
MADISON, TN 37115

NAME AND ADDRESS NEW OWNER::

WILLIAM C. GIFFORD
P.O. Box 216
Whites Creek, TN 37189

SEND TAX BILLS TO:

Same

MAP AND PARCEL:

Map 15
Parcel 192

1047 08/26 0101 03CHECK 254.00

TRUSTEE'S DEED

BOOK 7636 PAGE 406

WHEREAS, on the 22nd day of July, 1988, THOMAS E. STEWART was named Trustee by Deed of Trust of even date executed by Thomas E. Rollins et ux, Shelly Rollins, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to William C. Gifford, the payment of one (1) note of even date, in the original principal amount of EIGHTY THOUSAND AND no/100 ($80,000.00) Dollars, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 7451, page 315, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provision of said Deed of Trust and Note and attempt was made but no forwarding address was found to give notice to THOMAS E. ROLLINS ET UX, SHELLY ROLLINS, having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, THOMAS E. STEWART, Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Trustee under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust by giving thirty (30) days notice by three (3) successive publications, namely July 7, 1988, July 14, 1988, and July 21, 1988, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on July 22, 1988, at 12:00 P.M., at the South Door of the Metro Courthouse, Davidson County, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time WILLIAM C. GIFFORD, submitted the highest and best bid in the amount of SEVENTY FIVE THOUSAND and no/100---------($75,000.00).

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, Trustee, do hereby sell, transfer and convey to WILLIAM C. GIFFORD, his heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to-wit:

BEGINNING at an iron pin on the easterly margin of Whites Creek Pike, said point of beginning being the Southwest corner of this tract and also being the Northwest corner of the Leo Vincent property of record in Deed Book 3707, page 433, Register's Office, Davidson County, Tennessee; thence with the easterly margin of White's Creek Pike N 06° 15' 33" W 50.00 feet to a concrete monument; thence leaving the margin of said Whites Creek Pike S 86° 40' 16" East 304.01 feet to an iron pin; thence N 26° 22' 33" East 102.47 feet to an iron pin in the line of Lot No. 1 as shown on the plan of the William C. Gifford property of record in Book 5800, page 32, R.O.D.C. Tn.; thence with the line of Lot No. 1 S 84° 3' 56" East East 479.76 feet to a point; thence S 84° 54' 57" East 79.58 feet to a point; thence S 04° 42' 24" East 337.34 feet to a point; thence N 84° 03' 56" West 586.33 feet to a point; thence N 14° 33' 13" West 196.83 feet to a point; thence N 86° 34' 02" W 385.60 feet to the point of beginning, containing 5.00 acres, more or less.

BEING the same property conveyed to Thomas E. Rollins et ux, Shelly Rollins by Warranty Deed from William C. Gifford et

ux, Sue Gifford, of record in Book 7451, page 311, Register's Office for Davidson County, Tennessee.

I, THOMAS E. STEWART, Trustee, convey to the said WILLIAM C. GIFFORD, all the rights conveyed to me as said Trustee in said Deed of Trust and instruments; including such covenants and warranties as I, as such Trustee, may lawfully make, all of my actions in the premises being solely as Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this the 22nd day of July, 1988.

Thomas E. Stewart, Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Thomas E. Stewart, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the pubposes therein contained.

Witness my hand and official seal at Madison Tennessee, this the 22nd day of July, 1988.

Notary Public

My Commission Expires: 5-11-92

STATE OF TENNESSEE :

OCUNTY OF DAVIDSON :

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

Affiant

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

Notary Public
My Commission expires: 5-11-92

62156

IDENTIFICATION

AUG 26 10 23 AM '88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE 408

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	75000.00
CON TX	247.50
PRFEE	0.50
WDEED	6.00
TOTAL	254.00
CHECK	254.00

08/26/88 01 10:26 0001 1047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6215 6

IDENTIFT REFERENCE

Aug 26 10 23 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 127554