This instrument was prepared by:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

1494 09/28 0101 03CHECK 231.26

Address new owner:

David R. Wade, III, et al
4348 Beekman Drive
Nashville, TN 37215

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Send tax bills to:

Same

MAIL EMV.

SEP 28 9 01 AM '88

7 1 3 2 2

Map 022
Parcel 193

TRUSTEE'S DEED

WHEREAS, on January 9, 1987, Mary Elizabeth Cooper, unmarried, executed to D. Ronald Ingram, 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 7119, page 507, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, Wm. G. Wilkinson having been appointed Successor Trustee by instrument of record in Book 7625, page 58, said Register's Office, and re-recorded in Book 7628, page 478, said Register's Office; and

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, and at the request of the lawful holder and owner of said note, Wm. G. Wilkinson, Successor Trustee, advertised said land for sale by three publication notices appearing in The Nashville Record, on September 1, 8, and 15, 1988, and on September 23, 1988, 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 Successor Trustee, David R. Wade, III, and James I. Caldwell, III, became the purchaser for the sum of Sixty-seven thousand two hundred twenty-

one and 00/100 Dollars ($67,221.00), that being the highest, last and best bid received.



NOW, THEREFORE, for and in consideration of the sum of Sixty-seven thousand two hundred twenty-one and 00/100 Dollars ($67,221.00), which has been paid in cash, the receipt of which is hereby acknowledged, I, **WM. G. WILKINSON, Successor 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 **DAVID R. WADE, III, and JAMES I. CALDWELL, III,** their heirs and assigns, certain real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, **BEING** Tract No. 27 as shown on an unrecorded survey by Ralph Chapdelaine, Tennessee Registered Surveyor No. 1444, dated February 14, 1986.
>
> **BEGINNING** at the point in the center of Bear Hollow Road, also the southeast corner of said Tract No. 20 and thus following the eastern line of Tract No. 20 North 25 degrees 21 minutes 57 seconds West 346.26 feet; also the northeast corner of said tract the beginning point of the following disclosed 10 acre tract described as follows: **BEGINNING** at the southeast corner of Tract No. 27 and with the common boundary line between said tract and Tract No. 20 South 76 degrees 43 minutes 11 seconds West 1255.87 feet to an iron rod and the east line of Tract No. 1 Section 2 a 5.22 acre tract; thence with said tract with 3 lines North 47 degrees 22 minutes 44 seconds West 77.45 feet to an iron rod North 26 degrees 51 minutes 03 seconds West 259.41 feet to an iron rod; thence North 45 degrees 27 minutes 04 seconds West 20.95 feet to an iron rod; thence leaving east line of said tract North 76 degrees 18 minutes 20 seconds East 1297.81 feet to an iron rod; thence South 25 degrees 21 minutes 57 seconds East 351.19 feet to an iron rod also the point of beginning of a 10 acre tract.

This conveyance is **SUBJECT** to 1988 Metropolitan taxes and all back taxes, and Deed of Trust in favor of Jim Walter Homes, Inc., of record in Book 7144, page 69, Register's Office for Davidson County, Tennessee, pledging 2.0 acres, more or less, of the above described property.

TO HAVE AND TO HOLD said property to the said grantees, their heirs and assigns, forever.

I covenant, as Successor Trustee, that I have the right to convey said property, and I convey to the said grantees 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 Successor Trustee, or for the beneficiary for whom I have acted in the sale of said land.

WITNESS my hand this the 27th day of September, 1988.

Wm. G. Wilkinson

**WM. G. WILKINSON**
**SUCCESSOR TRUSTEE**

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Wm. G. Wilkinson, Successor 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 27th day of September, 1988.

Grace Hallums

Notary Public

My Commission Expires: 5-24-92

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $67,221.00.

Wm. G. Wilkinson

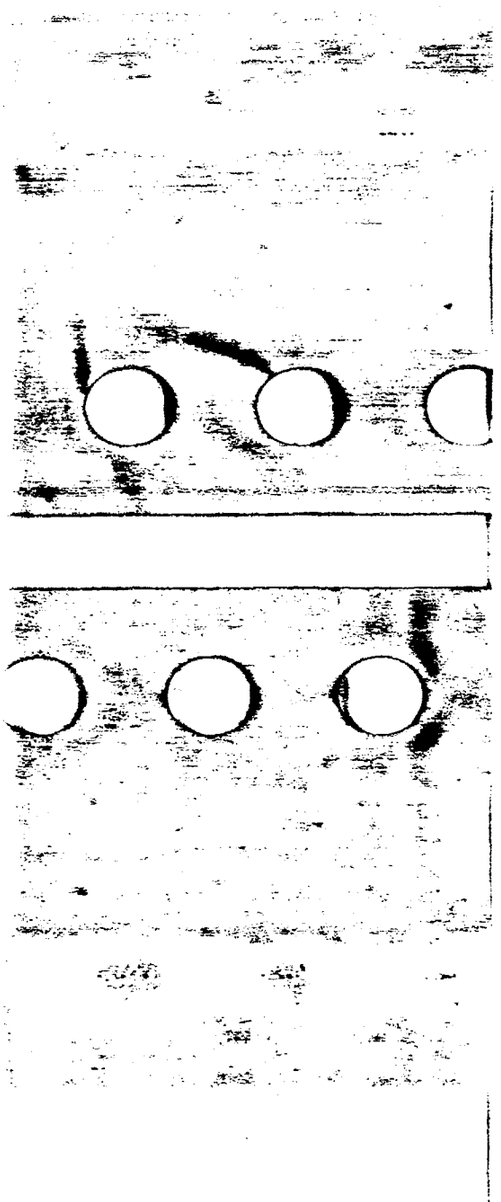
Affiant

Subscribed and sworn to before me, this the 27th day of September, 1988.

Grace Hallums

Notary Public

My Commission Expires: 5-24-92



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 67221.00 |
| | | | | CON TX 221.76 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 231.26 |
| | | | | CHECK 231.26 |
| 09/28/88 | 01 | | | 09:02 0001 1404 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1322

SEP 28 9 01 AM '88

No. 138361