THIS INSTRUMENT WAS PREPARED BY:

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

ADDRESS NEW OWNER:

Homer J. Tidwell, Jr. et ux
1926 Castleman Drive
Nashville, TN 37215

SEND TAX BILLS TO:

Same

MAP: 45
PARCEL: 40

TRUSTEE'S DEED

WHEREAS, on February 23, 1993, William T. Whitlow and wife, Melanie M. Whitlow, executed to James W. Stinnett, Jr., Trustee, an Installment Deed on the land hereinafter described, and to secure and make certain the payment of a certain note therein described, which deed is recorded in Book 8880, Page 163, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; 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, James W. Stinnett, Jr., Trustee, advertised said land for sale by three publication notices appearing in The Nashville Record on May 18 and 25, and June 1, 1995, and on June 9, 1995, 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 Trustee, Homer J. Tidwell, Jr. and wife, Barbara Tidwell, became the purchasers for the sum of Sixteen Thousand Eight Hundred Five and 97/100 Dollars ($16,805.97), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Sixteen Thousand Eight Hundred Five and 97/100 Dollars ($16,805.97), which has been paid in cash, the receipt of which is hereby acknowledged, I, **JAMES W. STINNETT, JR., 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 **HOMER J. TIDWELL, JR. and wife, BARBARA TIDWELL**, their heirs and assigns, certain real

estate located in the 14th Civil District of Davidson County, Tennessee, to-wit:

> **BEING** Tract No. 8 of the Dawson Property, and more particularly described as follows: **BEGINNING** at an iron pin in a gravel road and in the west line of the Sam B. Walker III's property, as shown of record in Book 5453, Page 663, Register's Office for Davidson County, Tennessee; thence with Walker's west line, South 4 degrees 58 minutes 11 seconds East 134.86 feet to an I.P. and M.F.P., Walker's southwest corner; thence South 4 degrees 22 minutes 15 seconds East passing through an I.P. and M.F.P. in the north margin of a 50 foot ingress and egress easement, in all 754.41 feet to a point in the centerline of said 50 foot easement; thence with the centerline of said easement, South 85 degrees 53 minutes 22 seconds West 256.51 feet; North 81 degrees 31 minutes 16 seconds West 81.98 feet; and North 67 degrees 56 minutes 46 seconds West 380 feet; thence leaving said easement, North 21 degrees 26 minutes 39 seconds East passing through an iron pin in the north margin of said easement, in all 457.12 feet to an existing M.F.P.; thence North 03 degrees 58 minutes West 602.58 feet passing through an iron pin in the south margin of said easement, in all 602.58 feet to the centerline of said gravel road; thence with the centerline of said gravel road, South 46 degrees 44 minutes 52 seconds East 39.5 feet; South 52 degrees 42 minutes East 197.72 feet; South 43 degrees 23 minutes 13 seconds East 40.82 feet; South 40 degrees 28 minutes 13 seconds East 60.33 feet; South 57 degrees 15 minutes 13 seconds East 34.84 feet; South 72 degrees 21 minutes 13 seconds East 150.60 feet; and North 80 degrees 25 minutes 47 seconds East 59.80 feet to the beginning, **containing 11.911 acres, more or less**, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

This conveyance is subject to 1995 County taxes and all back taxes.

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

I covenant, as 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, which provided that the purchaser should get an absolute title to said land; but I do not warrant the title personally as Trustee, or for the beneficiary for whom I have acted in the sale of said land.

This is improved property located at Whitlow Mountain Road, Joelton, Tennessee 37080.

WITNESS my hand this the 9th day of June, 1995.

James W. Stinnett, Jr.

JAMES W. STINNETT, JR., Trustee

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. STINNETT, JR., Trustee**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Ashland City, Tennessee, this the 9th day of June, 1995.

Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

NOTARY PUBLIC

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $16,805.97.

James W. Stinnett, Jr. Agt.
Affiant

Subscribed and sworn to before me, this the 9th day of June, 1995.

Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

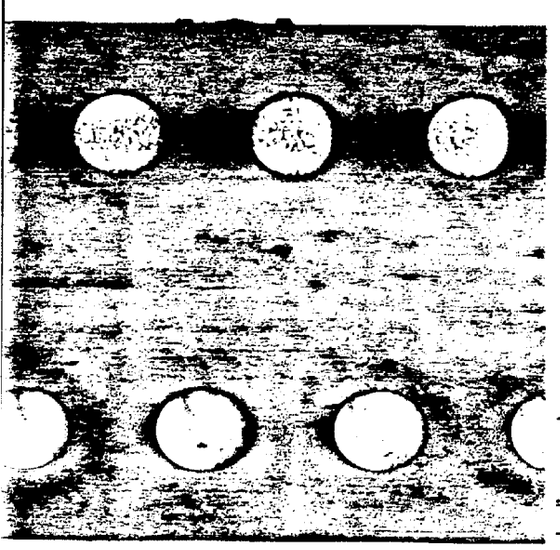
NOTARY PUBLIC

0070644
IDENTIF. ↑ REFERENCE

95 JUN 16 AM 10: 22
FELIX Z. ANDERSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1885 06/16 0101 03CHECK 75.16



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

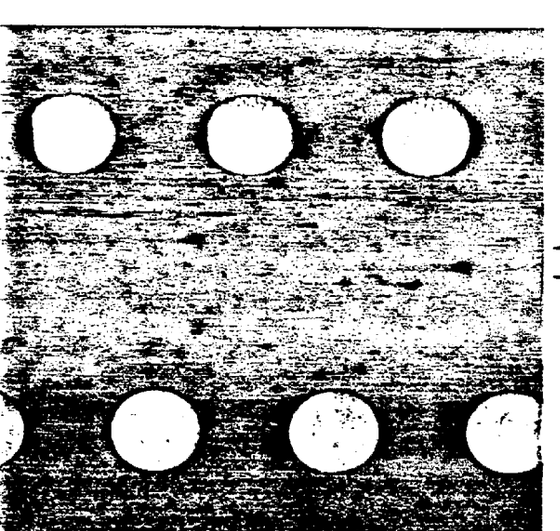
RECEIVED OF _____

FOR _____

BOOK 9703 PG 644

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



CAMT 16805.97
CON TX 62.16
PRFEE 1.00
MDEED 12.00
TOTAL 75.16
CHECK 75.16

06/16/95 01 10:22 0001 1885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070644
IDENTIF. ↑ REFERENCE

95 JUN 16 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921113