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: 46-000
PARCEL: 093.00

1886 06/16 0101 03CHECK 68.13

TRUSTEE'S DEED

WHEREAS, on March 31, 1993, Michael Wayne Carpenter and wife, Vanessa D. Carpenter, 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 8910, Page 211, 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 Fourteen Thousand Nine Hundred Thirteen and 06/100 Dollars ($14,913.06), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Fourteen Thousand Nine Hundred Thirteen and 06/100 Dollars ($14,913.06), 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 S. TIDWELL**, their heirs and assigns,

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

> **BEING** Tract No. 14 of the Dawson Property, and more particularly described as follows: **BEGINNING** at an I.P. and M.F.P. in a new pile of rocks in the center of a creek where the creek crosses the south line of the Harris A. Gilbert property, as shown of record in Book 4199, Page 868, Register's Office for Davidson County, Tennessee; thence with Gilbert's south line, North 88 degrees 04 minutes 57 seconds East 550 feet to an iron pin, an interior corner of Gilbert; thence with Gilbert's line, South 4 degrees 04 minutes 10 seconds West 541.10 feet to an I.P. and M.F.P. in a pile of stones in an old fence row; thence South 1 degree 49 minutes 19 seconds West passing through an I.P. and M.F.P., 95 feet from the centerline of a 50 foot ingress and egress easement, in all 608.29 feet to a point in the centerline of said easement; thence with the centerline of said easement, North 12 degrees 59 minutes 40 seconds West 89.97 feet; North 28 degrees 00 minutes 06 seconds West 129.83 feet; North 52 degrees 06 minutes 57 seconds West 103.27 feet; North 75 degrees 40 minutes 23 seconds West 134.02 feet; and South 82 degrees 39 minutes 19 seconds West 138.20 feet; thence North 4 degrees 12 minutes 18 seconds West passing through an I.P. and M.F.P. offset at 25 feet, in all 850.44 feet to the beginning, **containing 10.034 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; an ingress and egress easement of record in Book 6662, Page 649, Register's Office for Davidson County, Tennessee; and a perpetual 42 foot wide public right of way as shown in a decree in the Chancery Court for Davidson County, Tennessee, being of record in Book 8681, Page 819, said Register's Office.

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 known as Tract No. 14 of the Dawson Property, Little Marrowbone 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

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $14,913.06.

James W. Stinnett, Jr., Agt.
Affiant

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

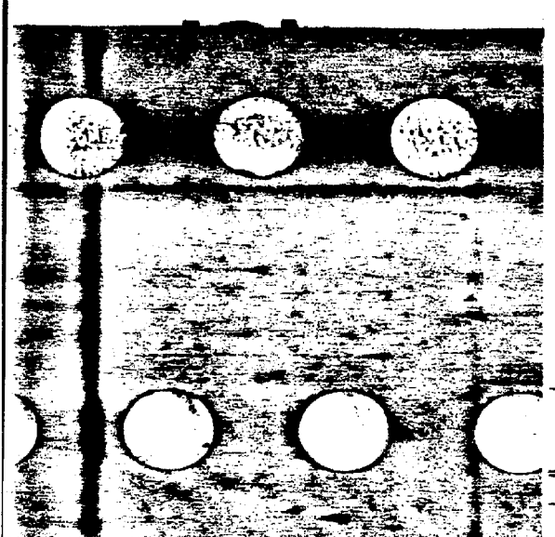
Jean H. Buck
Notary Public

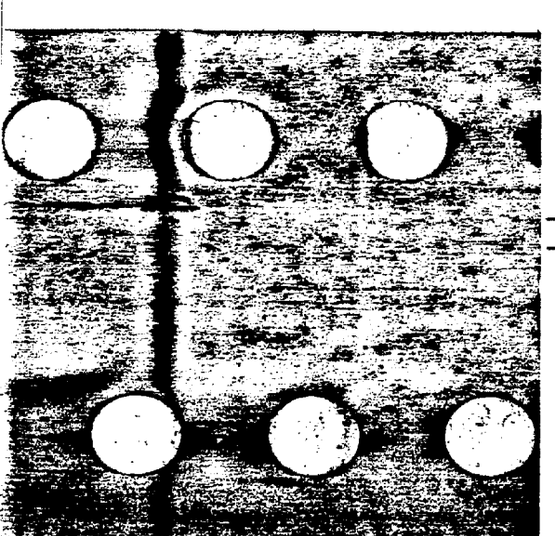
My Commission Expires: 4-30-96

0070645
IDENTIF. ↑ REFERENCE

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

MAIL ENV.





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

RECEIVED OF _____

FOR _____

BOOK 9703 PG 648

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

MAMT 14913.06
ERR CO
MAMT 14913.06-
CAMT 14913.06
CON TX 55.13
PRFEE 1.00
MTGTX 12.00
TOTAL 68.13
CHECK 68.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/95 01 10:23 0001 1886

0070645
IDENTIF. # REFERENCE

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

No. 921114