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: 045-00-0
PARCEL: 048.00

1887 06/16 0101 03CHECK 74.42

TRUSTEE'S DEED

WHEREAS, on May 20, 1993, Ricky E. Vowell and Vickie L. Woelk, 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 8956, Page 805, 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 Six Hundred Five and 67/100 Dollars ($16,605.67), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Sixteen Thousand Six Hundred Five and 67/100 Dollars ($16,605.67), 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. 12 of the Dawson Property, and more particularly described as follows: **BEGINNING** at a point in the centerline of a 50 foot ingress and egress easement, the same being in the south line of a tract of land heretofore conveyed to Kenneth L. Patten by deed of record in Book 6651, Page 44, Register's Office for Davidson County, Tennessee, and being the northeast corner of a tract heretofore conveyed to Kenneth Woodard by deed of record in Book 6651, Page 53, said Register's Office; thence with the centerline of said easement, Patten's line, North 64 degrees 42 minutes 53 seconds East 98.97 feet; North 58 degrees 12 minutes 47 seconds East 233.87 feet; and North 47 degrees 48 minutes 52 seconds East 312.67 feet; thence South 65 degrees 02 minutes 04 seconds East passing through an I.P. and M.F.P. offset 27.13 feet, in all 616.56 feet to an I.P. and M.F.P. set on the west side of a creek; thence South 47 degrees 46 minutes 07 seconds West 1057.62 feet to an iron pin in Campbell's north line; thence with Campbell's north line, North 80 degrees 25 minutes 59 seconds West 176 feet to an I.P. and M.F.P., Woodard's southeast corner; thence with Woodard's east line, North 11 degrees 15 minutes 06 seconds West passing through an I.P. and M.F.P. offset 25.77 feet from the centerline of said easement, 582.89 feet in all to the beginning, **containing 12.472 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; a 50-foot ingress and egress easement referred to in deed of record in Book 6677, Page 714, Register's Office for Davidson County, Tennessee.

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. 12 of the Dawson Property, 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 $16,605.67.

James W. Stinnett, Jr. Agt.
Affiant

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

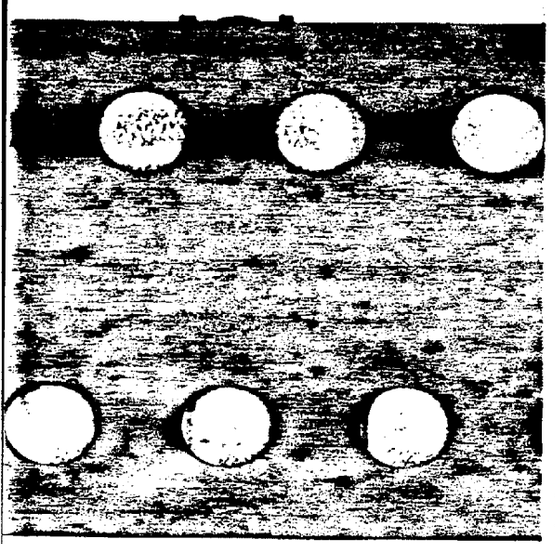
Jean H. Buck
Notary Public

My Commission Expires: 4-30-96

0070646
IDENTIF. ↑ REFERENCE

95 JUN 16 AM 10: 23
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 652

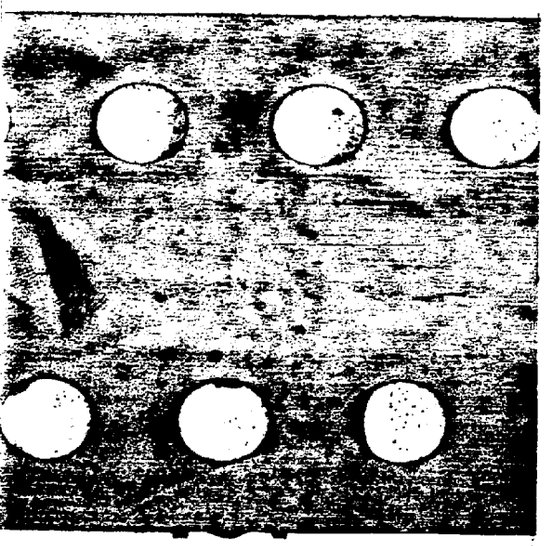
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 16605.67
CON TX 61.42
PRFEE 1.00
WDEED 12.00
TOTAL 74.42
CHECK 74.42

06/16/95 01 10:24 0001 1887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0070646
IDENTIF. ↑ REFERENCE

95 JUN 16 AM 10:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921115