0176387

IDENTIF. ♦ REFERENCE

PICK-UP

BOOK 10031 PG 470

96 APR 30 PM 12:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TRUSTEE'S DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 34,000.00.

Waymon C Smith
Affiant

Sworn to and subscribed before me this 30th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 11/28/98

This instrument prepared by:

JAMES C. MIDGETT, JR., Attorney
First American Center
Suite 1545, 15th Floor
315 Deaderick Street
Nashville, Tennessee 37238-1545
(615) 242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Waymon C. Smith	Same	Map 21
6194 Eatons Creek Rd.		Parcel 192
Joelton, TN 37080		

WHEREAS, pursuant to a certain Deed of a Trust, dated June 29, 1990, and recorded in Book 8149, Page 469, Register's Office for Davidson County, Tennessee, STEPHEN EDWARD GARDINER and wife, BELINDA KIM GARDINER, conveyed to JAMES C. MIDGETT, JR., Trustee, the herein described property; and

WHEREAS, default having occurred in the terms, conditions, and payments made and provided for in the said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of the said indebtedness requested JAMES C. MIDGETT, JR., Trustee, to sell said property in satisfaction of the said indebtedness; and

WHEREAS, I, JAMES C. MIDGETT, JR., Trustee, did give twenty days notice of the time, place, and terms of the sale by an advertisement three consecutive weeks in the *Nashville Record* on the dates of March 28, 1996, April 4, 1996, and April 11, 1996, stating that on April 30, 1996, at 11:30 A.M. at the main (south) door of the Davidson County Courthouse, Nashville, Tennessee, said property hereinafter described would be sold to the highest and best bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder thereof was the successful purchaser), at public outcry, in bar of the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other rights or exemptions of every kind, all of which are expressly waived in the said Deed of Trust, and subject to any and all unpaid property taxes, if any, and any restrictions, liens or encumbrances that may be of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on said date, at the time and place stated in the said advertisement, and on said terms, I, JAMES C. MIDGETT, JR., Trustee, offered and sold said property to Waymon C. Smith, an

unmarried person, for $34,000.00, (credited upon the indebtedness secured), which was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF the highest, best and last bid, as set forth above, and credited upon the secured indebtedness, the receipt of which is hereby acknowledged, I, JAMES C. MIDGETT, JR., Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Waymon C. Smith, an unmarried person, (hereinafter referred to as Grantee), his successors and assigns, a certain tract or parcel of land described as follows, to wit:

> Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell and Connell, Engineers, August 13, 1949, as follows:
>
> Beginning in the center of Eatons Creek Road, formerly known as Dry Fork Road, at an iron pin located 279 feet south of an iron pin opposite the entrance into Rawlings Road, formerly known as Bernard Road, being the southwest corner of the property conveyed to Lawrence W. Young, and wife, by deed from Earl H. Horner and wife, of record in Book 2438, page 259, Register's Office for said county; thence with the center line of Eatons Creek Road, south 1° 45' east 135 feet to the northwest corner of the property conveyed to Advisory Board, Tennessee District, Church of the Nazarene, Inc., by deed from Ida B. Horner, et al, of record in Book 2087, page 299, said Register's Office; thence with the northerly line of said Church property, south 88° 50' east 322.6 feet to an iron pin; thence north 1° 45' east 135 feet to a corner of said Young property; thence north 88° 50' west 322.6 feet to the beginning.
>
> Being the same property conveyed to Stephen Edward Gardiner and wife, Belinda Kim Gardiner, by deed from Waymon C. Smith, of record in Book 8149, page 167, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 6190 Eatons Creek Road, Joelton, TN 37080.

TO HAVE AND HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample a manner as under it I can or should do, but I convey and assign as Trustee, and not any further or otherwise.

WITNESS my hand on this the 30th day of April, 1996.

JAMES C. MIDGETT, JR., Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

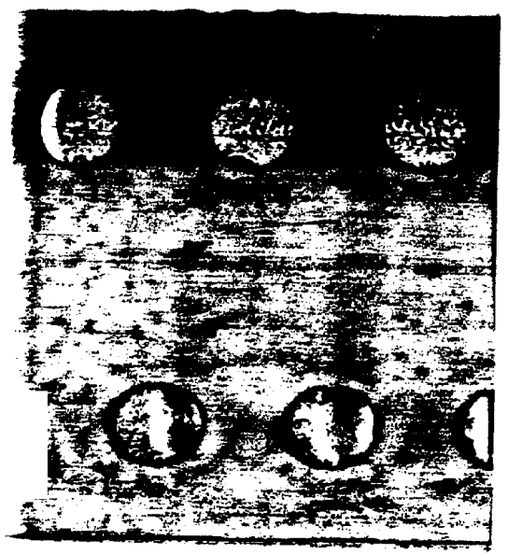
Personally appeared before me, the undersigned, a Notary Public at Large in and for said County and State, JAMES C. MIDGETT, JR., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

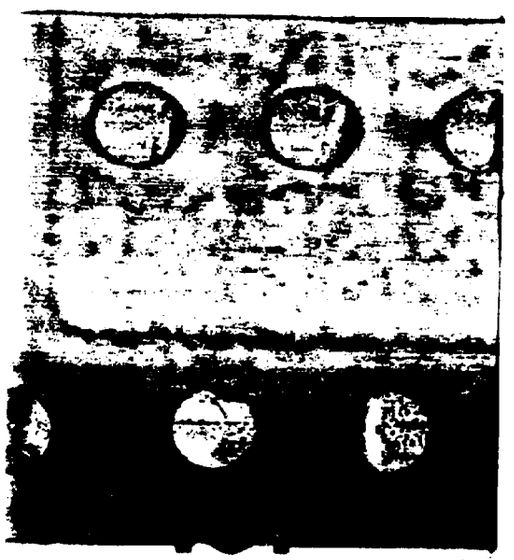
WITNESS my hand and official seal this the 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

2793 04/30/96 0101 03CHECK 134.80





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 472

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 34000.00
				CON TX 125.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 134.80
				CHECK 134.80
04/30/96	01			12:47 0001 5793

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0176387
IDENTIF. # REFERENCE

96 APR 30 PM 12[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1033836