Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

0179516
IDENTIF. ↑ REFERENCE

42

96 MAY -7 AM 11:18
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:

Teresa Brewer
165 Tusculum Road
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

Map/Parcel:

MAP 30

PARCEL 5

Bk. 10042 Pg. 918

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 18, 1994, of record in Book **9418**, Page **224**, Register's Office for Davidson County, Tennessee, **JAMES E. BROWN**, conveyed the property hereinafter described to **WILLIAM D. CASTLEMAN, TRUSTEE**, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and **JOE BAIRD**, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, **WILLIAM D. CASTLEMAN, TRUSTEE**, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 4, 1996, April 11, 1996, and April 18, 1996, respectively; and,

WHEREAS, pursuant to said notice, I, **WILLIAM D. CASTLEMAN, TRUSTEE**, did offer said property for sale at public outcry, to the highest bidder for

cash, and in bar of the right of equity of redemption and homestead, on **Wednesday, May 1, 1996**, at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, **TERESA BREWER** was the highest and best bidder, in the amount of **THIRTY SEVEN THOUSAND EIGHT HUNDRED ($37,800.00) DOLLARS.**

NOW THEREFORE, in consideration of the premises, I, **WILLIAM D. CASTLEMAN, TRUSTEE**, have bargained and sold, and by these presents do transfer and convey unto the said **TERESA BREWER**, her heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

> Land situated in the 14th Civil District of Davidson County, Tennessee, and lying on the northeast side of White's Creek Pike and beginning in the center of said White's Creek Pike, corner to G. R. Adcock and J. R. Dallas; thence N 23 deg. East 368 feet to a point; thence N 35 deg. East 47 feet to a point; thence N 32 deg. West and parallel with White's Creek Pike 210 feet to a point; thence S 35 deg. West 47 feet to a point; thence S 23 deg. West 368 feet to a point in the center of White's Creek Pike, S. M. Newlin's southwest corner; thence with the center of said Pike S 32 deg. East 210 feet to the point of beginning, containing 2 acres, more or less.
>
> BEING the same property conveyed to James E. Brown, by deed from Barnea Adcock, et al, of record in Book 9418, Page 221, Register's Office for Davidson County, Tennessee.
>
> PROPERTY ADDRESS: 5155 Whites Creek Pike
> Whites Creek, TN 37189

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said **TERESA BREWER,** her heirs or assigns, forever.

I, **WILLIAM D. CASTLEMAN, TRUSTEE,** under and pursuant to said Deed of Trust of record in Book 9418, Page 224, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said **TERESA BREWER,** her heirs or assigns, all rights, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Goodlettsville, Tennessee, this the 1st day of May, 1996.

WILLIAM D. CASTLEMAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM D. CASTLEMAN, TRUSTEE**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 1st day of May, 1996.

Notary Public

My Commission Expires: 11/22/97

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 37,800.00**.

Affiant

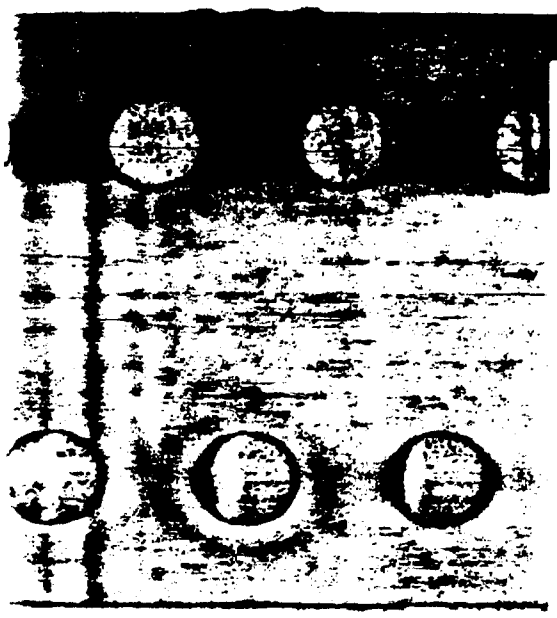
SWORN to and subscribed before me, this 1st day of May, 1996.

Notary Public

My Commission Expires: 11/22/97

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

RECD 05.07 7:01 03CHECK 152.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

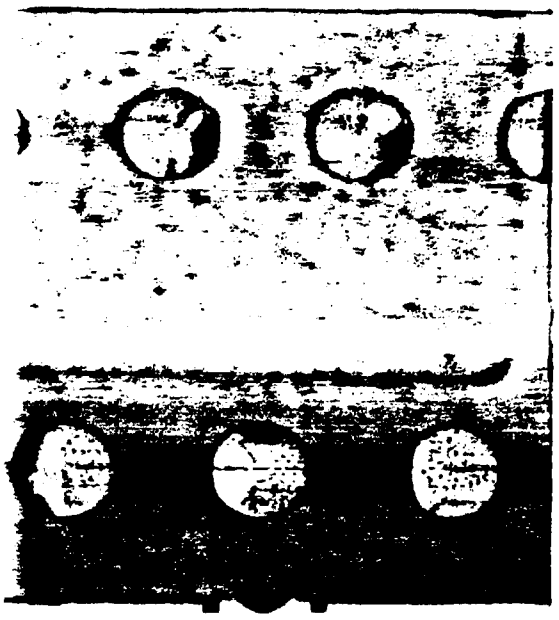
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 921

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 37800.00
				CON TX 139.86
				PRFEE 1.00
				WDEED 12.00
				TOTAL 152.86
				CHECK 152.86
			05/07/96 01	11:21 0001 9125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179516
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 11:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037133