THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Bldg.
211 Union Street
Nashville, TN 37201

BOOK 10425 PG 145

# TRUSTEE'S DEED

THIS Instrument made and entered into this 17th day of April, 1997 between L. D. HORNBUCKLE, Trustee, and PHILLIP EDWARD ARRINGTON, Beneficiary.

## W I T N E S S E T H:

WHEREAS, Elizabeth Arrington died testate on the 26th day of November, 1991, leaving a Last Will and Testament in which she devised certain property to Linda G. Dunlap, as Trustee, for the use and benefit of Phillip Edward Arrington; and

WHEREAS, said Last Will and Testament was admitted to probate in the Davidson County Probate Court on the 10th day of February, 1992, and recorded in Will Book 178, Page 314, Probate File No. 98335; and

WHEREAS, said trust created by said Will is still pending, but that L. D. Hornbuckle is now the duly appointed and acting Trustee, Minute Book 399, Page 340; and

WHEREAS, Phillip Edward Arrington, the Beneficiary, is now over twenty-five (25) years of age, and is entitled to a distribution according to the schedule mandated by the terms of said trust; and

WHEREAS, the real estate herein is part of the corpus of said trust.

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, I, L. D. Hornbuckle, the duly appointed and acting Trustee as aforesaid, grant, bargain, sell and convey in accordance with the powers granted me in said trust instrument, and in accordance with the schedule mandated by said trust instrument, to Phillip Edward Arrington, the Beneficiary, the below described real estate:

> LAND in the 13th Civil District of Davidson County, Tennessee, being Lot No. 88 on the Map of Treppard Heights Subdivision, Section 1, as of record in Book 2663, Pages 64 and 65, Register's Office for said County.

SAID Lot No. 88 fronts 110 feet on the westerly side of Tucker Road, and runs back between lines 230 feet on the southerly line and 365 feet on the northerly line, to a line in the rear measuring 174.2 feet thereon.

BEING the same property conveyed to Elizabeth M. Arrington by William J. Faimon, Trustee, in deed appearing of record in Book 4932, Page 681, Register's Office for Davidson County, Tennessee; and further

BEING part of the same property devised to Linda G. Dunlap, Trustee, by Will of record in Will Book 178, Page 314, Probate Court Clerk's office for Davidson County, Tennessee.

I warrant and will defend the title to said real estate to Phillip Edward Arrington, insofar as I am able as Trustee, but not otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of April, 1997.

L. D. Hornbuckle
L. D. HORNBUCKLE, Trustee

STATE OF TENNESSEE )
)
COUNTY OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, L. D. HORNBUCKLE, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee, this 17th day of April, 1997.

Robert M. Crawford
NOTARY PUBLIC

My Commission Expires:

7-19-98

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STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration, or true value, whichever is greater for this transfer is $ 70.00 .

AFFIANT

Sworn to and subscribed before me this 22 day of April, 1997.

NOTARY PUBLIC

JAMES A. CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11-27-99

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