TRUSTEE'S DEED

BK/10446PG764

This instrument prepared by:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209	
New Owner:	Send Tax Bills to:	Map & Parcel
James C. Pickett c/o W. Hostettler, Sr. 700 Craighead Ave., Ste. 305 Nashville, TN 37204	Same	02W-26165 081-07-0 040.00

WHEREAS, **Reese Littleton Smith, Jr.**, by Installment Deed dated November 29, 1995, transferred and conveyed unto **R. B. Young, Trustee**, the property hereinafter described, said Installment Deed being of record in Book 9533, Page 514, Register's Office for Davidson County, Tennessee.

WHEREAS, the indebtedness secured by said Installment Deed has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Trustee, to foreclose said Installment Deed; and

WHEREAS, the undersigned Trustee, after due advertisement as required by law and as required by the terms of said Installment Deed, offered said land for sale, pursuant to the terms of said Installment Deed, to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Installment Deed, at 10:00 A. M., the 28th day of February, 1997, when and where **James C. Pickett** became the last and highest bidder for cash at the price of FIFTEEN THOUSAND AND 00/100 DOLLARS ($15,000.00).

NOW, THEREFORE, I, **R. B. Young**, in my capacity as Trustee, and not otherwise, as aforesaid, in consideration of the premises of the sum of $15,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said **James C. Pickett**, his heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee and more particularly described as follows:

LAND in Davidson County, being Lot 41 in the subdivision of Lots Nos. 21 and 30 in the Owen's Buena Vista Plan of Lots as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

SAID plan does not show the front of said lot but according to deeds it fronts 50 feet on the easterly side of 15th Avenue, North, formerly Webster Street, and runs back between parallel lines 148 feet to an alley.

BEING the same property conveyed to Reese Littleton Smith, Jr., by Installment Deed from James C. Pickett of record in Book 9533, Page 514, Register's Office for Davidson County, Tennessee.

This property is located in Davidson County, Tennessee at **2104 - 15th Avenue, North, Nashville, Tennessee 37208.**

TO HAVE AND TO HOLD said land and premises to the said **James C. Pickett**, his heirs or successors and assigns, free from the equity of redemption, homestead, dower and all other exemptions expressly waived in said Installment Deed, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, R. B. Young, as Trustee, and not otherwise, warrants the title to said property to the said **James C. Pickett**, his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid

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taxes and assessments, interest and penalty, if any; restrictive covenants of record; and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, the undersigned, **R. B. Young**, Trustee, and not otherwise, has set his signature on this 3 day of March, 1997.

R B Young

R. B. YOUNG
Trustee, and not otherwise

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 **R. B. Young**, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Trustee, and not otherwise.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1997.

Belinda G. Dixon

NOTARY PUBLIC:

My commission expires: 11/22/97

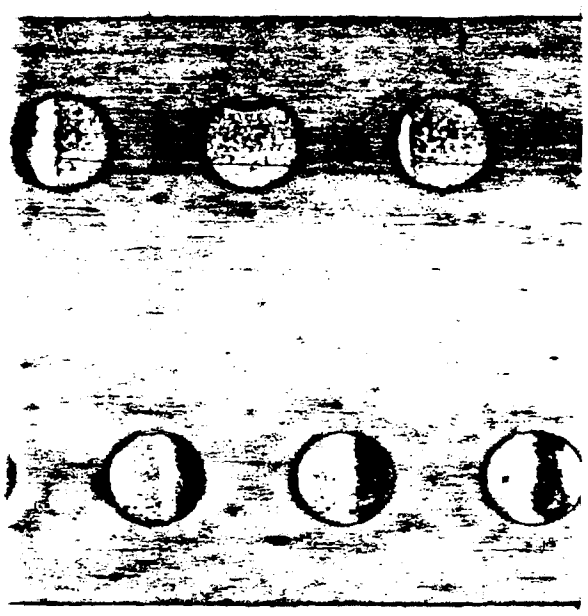
[**STATE OF TENNESSEE** The consideration or value whichever is
[**COUNTY OF DAVIDSON** greater, for this transfer is $**15,000.00**
[
[Subscribed and sworn to before me
[this 3rd day of March, 1997. Affiant
[
[
[Belinda G. Dixon
Notary Public
[My commission expires: 11/22/97

97 MAY -7 PM 2:56
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0302621

8503 05/07 0101 CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

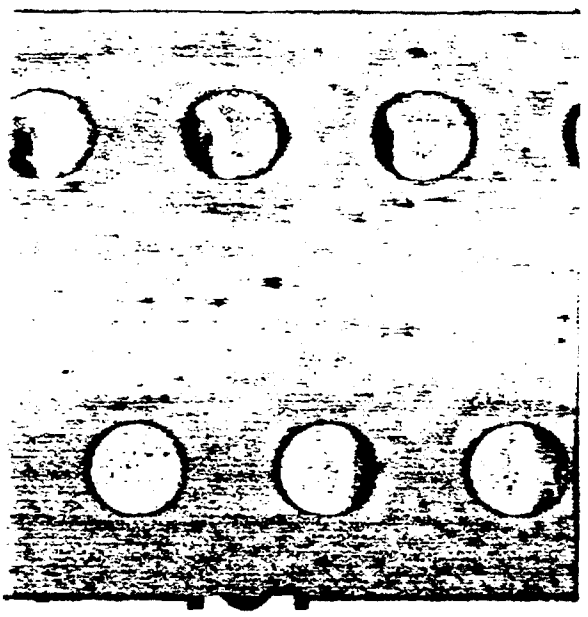
RECEIVED OF _____

FOR _____

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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	15000.00
CON TX	55.50
PRFEE	1.00
MISC	8.00
TOTAL	64.50
CHECK	64.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/97 01 14:52 0001 B503

0302621

IDENTIF. ↑ REFERENCE

97 MAY -7 PM 2:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148562