THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:

David M. Smythe et ux
212 Rolling Fork Court
Nashville, TN 37205

SEND TAX BILLS TO:

Same

MAP: 45
PARCEL: 37

BOOK 10932 PG 231

TRUSTEE'S DEED

WHEREAS, on December 18, 1984, Charles R. Barrett, Sr. and wife, Sandra V. Barrett, executed to Wm. G. Wilkinson, 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 6457, Page 507, 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, Wm. G. Wilkinson, Trustee, advertised said land for sale by three publication notices appearing in The Nashville Record on April 2, 9 and 16, 1998, and on May 7, 1998, 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, **DAVID M. SMYTHE and wife, CYNTHIA G. SMYTHE**, became the purchaser for the sum of Eleven Thousand Five Hundred and 00/100 Dollars ($11,500.00), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Eleven Thousand Five Hundred and 00/100 Dollars ($11,500.00), which has been paid in cash, the receipt of which is hereby acknowledged, I, **WM. G. WILKINSON, 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 **DAVID M. SMYTHE and wife, CYNTHIA**

G. SMYTHE, their heirs and assigns, certain real estate located in the 14th Civil District of Davidson County, Tennessee, to-wit:

> Land located in the 14th Civil District of Davidson County, Tennessee, described as follows: **BEGINNING** at an iron pin in the middle of a 50 foot easement of ingress and egress, the same being the southeast corner of a 5.00 acre tract heretofore conveyed to Charles Barrett and wife, Sandra Barrett; thence with Barrett's east line, North 16 degrees 44 minutes 00 seconds East 344.45 feet to an iron pin, same being the northeast corner of Barrett; thence North 38 degrees 08 minutes 32 seconds East 556.16 feet to a corner in the middle of a creek; thence North 85 degrees 31 minutes 08 seconds East 159.51 feet to a point in the center of the creek; thence South 86 degrees 38 minutes 23 seconds East 263.00 feet to an iron pin; thence South 03 degrees 38 minutes 03 seconds East 714.05 feet to an iron pin in the middle of said 50 foot easement; thence with the centerline of said easement as follows: North 41 degrees 33 minutes West 12.28 feet; North 44 degrees 59 minutes West 139.36 feet; North 81 degrees 26 minutes West 118.74 feet; South 73 degrees 42 minutes West 142.53 feet; South 63 degrees 37 minutes West 113.33 feet; South 56 degrees 46 minutes West 186.68 feet; and North 86 degrees 54 minutes 44 seconds West 291.39 feet to the beginning, **containing 11.06 acres, more or less**, according to a survey of P. A. Chapdelaine, No. 952, dated May 27, 1983.

This conveyance is subject to 1998 County taxes and all back taxes.

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.

WITNESS my hand this the 12th day of May, 1998.

Wm. G. Wilkinson - Trustee

WM. G. WILKINSON, Trustee

BOOK 10932 PG 233

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 **WM. G. WILKINSON, 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 12th day of May, 1998.

Jean H. Buck
Notary Public

JEAN H. BUCK NOTARY PUBLIC CHEATHAM COUNTY, TN.

My Commission Expires: 4-9-2000

****

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $11,500.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this the 14th day of May, 1998.

D. Jefferson Herring
Notary Public

My Commission Expires: 1-29-2000

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PICK-UP

7526 05/14 0101 03CHECK 55.55

0438134
IDENTIF. & REFERENCE
98 MAY 14 PM 1:38
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

jb:Smythe.dee

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

RECEIVED OF _____

FOR _____

BOOK 10932 PG 234

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	11500.00
CON TX	42.55
PRFEE	1.00
MISC	12.00
TOTAL	55.55
CHECK	55.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/98 01 13:43 0001 7526

0438134
IDENTIF. & REFERENCE

98 MAY 14 PM 1:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1293534