BK 1760 PG 465

Name and address of new owner:

Mark A. Pirtle
3018 Thompson Lane
Murfreesboro, TN 37129

Send tax bills:

SAME

Prepared by:

A. Scott Yarbrough
1819 Broadway
Nashville, TN 37203

BOOK 11280 PAGE 717

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 21, 1998, recorded in Book 1624, page 981, Register's Office, Williamson County, Tennessee, conveyed to Cavalry Enterprises, Inc., Trustee for Cavalry Banking, a corporation, located at 114 West College Street, Murfreesboro, Tennessee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, under a Deed of Trust dated October 11, 1996, recorded in Book 1460, page 408, Register's Office, Williamson County, Tennessee, conveyed to Cavalry Enterprises, Inc., Trustee for Cavalry Banking, a corporation, located at 114 West College Street, Murfreesboro, Tennessee, the hereinafter described property to secure the therein mentioned indebtedness;

WHEREAS, by instrument dated October 27, 1998, and recorded in Book 1746, page 133, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of trust, nominated and appointed A. Scott Yarbrough as Substitute Trustee, and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in 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 said indebtedness having requested A. Scott Yarbrough, Substitute Trustee, to sell said property in satisfaction of the indebtedness, and

WHEREAS, I, A. Scott Yarbrough, Substitute Trustee, did give 21 days notice of the time, place, and terms of the sale by an advertisement in three weekly publications in The Review Appeal, a newspaper published in Williamson County, Tennessee, said advertisement appearing in the editions of said newspaper under the date of October 30, November 6 and November 13 1998, stating that on November 18, at 11:00 am at or near the front door of the courthouse in Franklin, Williamson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, A. Scott Yarbrough, Substitute Trustee, offered said property for sale at public outcry and sold said property to Mark A. Pirtle for $129,880.51, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, A. Scott Yarbrough, Substitute Trustee, do hereby bargain and sell, and by

these presents transfer and convey unto the said Mark A. Pirtle (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

TRACT ONE

Being Property located in the 9th Civil district of Williamson County, Tennessee, being described as follows, to-wit:

Being Lot # 47 on the Plan of Liberty Hills Subdivision, Section One of Record in Plat Book 10, Page 164, and as revised in Plat Book 13, Page 86, Register's |Office for Williamson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Automotive Solutions International, Inc. and Mark Pirtle, by deed from Vision Quest International, Inc., of record in Book 1460, Page 406, Register's Office for Davidson, County, Tennessee.

TRACT TWO

Beginning at a point in the center of Bluff Road, at the common corner of Lots 4a and 3a, N 69 degrees 8 minutes 59 seconds E a distance of 969.48 feet to an iron rod; thence with a westerly line of the parcel conveyed to Forrest H. King, Jr. by deed from Vision Quest international, Inc., of record in Book 9572, Page 461, Register's Office for Davidson County, Tennessee, N 20 degrees 53 minutes 5 seconds W a distance of 225.11 feet to an iron rod; thence with a southerly line of the parcel conveyed to Forrest H. King, Jr., as aforesaid, S 69 degrees 6 minutes 55 seconds W a distance of 115.55 feet to a point, same being the southeast corner of Lot No. 5a on said plan; thence with the line between Lots 4a and 5a, S 69 degrees 8 minutes 59 seconds W a distance of 853.93 feet to a point in the center of Bluff Road; thence with the center of said Road, southwardly 225.00 feet to the point of beginning containing 5.037 acres, more or less.

Being the same property conveyed to Automotive Solutions International, Inc., by deed from Vision Quest International, Inc., of record in Book 1460, Page 406, Register's Office for Davidson, County, Tennessee.

Which is commonly known as Lot 4a Bluff Road.

LESS AND EXCEPT from all of the above described property, all oil, gas and other minerals that may have been reserved or sold by prior owners and subject to the ROW for public utilities and streets, if any.

The Above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and the redemption rights of the United States and State of Tennessee.

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 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 23rd day of November, 1998.

Substitute Trustee

State of Tennessee, County of WILLIAMSON
Received for record the 25 day of
NOVEMBER 1998 at 11:05 AM. (RECH# 296905)
Recorded in official records
Book 1760 Pages 465- 467

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, A. Scott Yarbrough, Substitute Trustee, the within named bargainors, 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, in Nashville, Tennessee, This the 23th day of November, 1998.

KENT B. THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires JAN 26, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notebook 61 Page 87
State Tax $ 480.56 Clerks Fee $ 1.00,
Recording $ 14.00, Total $ 495.56.
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON

The actual consideration or value, whichever is greater, for this transfer is $129,880.51.

Affiant

Subscribed and sworn before me, this 23rd day of November, 1998.

Notary Public

My Commission Expires:

KENT B. THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 26, 2002

8225 01/04 0101,03CHECK 14.00

PICK-UP

ALL TAXES PAID AT REGISTER
DAVIDSON COUNTY, TN.

99 JAN -4 PM 3:00

IDENTIF. & REFERENCE

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