0540844

IDENTIF. ↑ REFERENCE

This instrument prepared by:
Kevin J. Jones
Attorney at Law
501 Union Street, Suite 200
Nashville, Tennessee 37219

99 JAN 26 AM 9:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:
Larry P. Prater
3208 Thoroughbred Drive
Hermitage, Tennessee 37076

Send Tax Bills To:

SAME

Map/ Parcel

146-16-0

12300

TRUSTEE'S DEED

BOOK 11311 PAGE 37

WHEREAS, by a Deed of Trust dated May 16, 1995, executed by MICHAEL WAYNE ERVIN to KEVIN JONES, ATTORNEY, Trustee, Davidson County, Tennessee as of record in Book 9674, Page 46, Register's Office for Davidson County, Tennessee, the MICHAEL WAYNE ERVIN conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin Jones, Attorney, Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 12:00 noon., on January 21, 1999, at the front door of the Davidson County Courthouse in Nashville, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $78,000.00, cash, said offer and bid having been made by Larry P. Prater;

NOW, THEREFORE, in consideration of said sum, I, Kevin Jones, Attorney, Trustee, have bargained and sold and by these presents do transfer and convey to the said Larry P. Prater, his successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Brentwood Hall, Section III, as of record in Book 2133, page 14, Register's Office for said County, described as follows:

Beginning on the southerly margin of Landon Drive at the corner of Lots Nos. 43 and 44; thence with the line between said two lots southwardly 206 feet to a point; thence south 89 deg.56' east 75.2 feet to the westerly margin of Trousdale Drive; thence with the margin of the same northwardly 181.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwardly 39.3 feet to the southerly margin of Landon Drive; thence with the margin of the same westwardly 50 feet to the beginning.

Being the same property conveyed to John T. Ervin and wife, Evelyn J. Ervin by deed recorded October 9, 1958 in Deed Book 2802, page 295, Register's Office for Davidson County, Tennessee. Being also the same property vested in Evelyn J. F. Ervin by Divorce Decree dated September 15, 1969, Case No. 55658, Fourth Circuit Court of Davidson County, Tennessee. The said Evelyn J. F. Ervin Read died intestate on January 31, 1992, leaving Donna Elaine Ervin Travis, Michael Wayne Ervin, John Thomas

Ervin, Jr. and Steven Douglas Ervin as her sole survivors heirs at law. Being also the same property conveyed to Michael Wayne Ervin, by deed from John Thomas Ervin, Jr., individually, and as administrator of the estate of Evelyn J. F. Ervin Read, Michael Wayne Ervin, Donna Elaine Ervin Travis, Steven Douglas Ervin, dated March 01, 1993, recorded March 05, 1993, of record in Book 8881, page 698, in the Register's Office for Davidson County, Tennessee.

This property is also known as 511 Landon Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry P. Prater his successors, heirs and assigns, forever.

This conveyance is made by me as Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 21ST day of January, 1999.

Kevin Jones, Attorney, Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Jones, Attorney, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of January, 1999.

Notary Public
My Commission Expires: My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Subscribed and sworn to before me this 21ST day of January, 1999.

Notary Public
My Commission Expires: My Commission Expires SEPT. 28, 2002

7123 01/26 0101 03CHECK 299.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11311 PAGE 39

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0540844

IDENTIF. & REFERENCE

99 JAN 26 AM 9:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	299.60
CHECK	299.60

01/26/99 01 09:49 0001 7123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416530