File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

ADDRESS NEW OWNER:
VILLAS OF LAKE MEADE, INC.
33 Lakeshore Court
OLD HICKORY TN 37138

SEND TAX BILL:
To Owner

MAP:53-8
PARCEL:18

TRUSTEE'S DEED

This instrument made and entered into on this the 26th day of April, 1999, by and between Harold Reeves, Trustee, party of the first part, and VILLAS OF LAKE MEADE, INC., it's successors and assigns, party of the second part.

7128 07/01 0101 03CHECK 158.00

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 10360, Page 433, Register's Office for Davidson County, Tennessee, Villas of Lakemeade, Inc. and Filbert J. Martocci, Jr., conveyed certain property described herein to Harold Reeves, Trustee, to secure the payment of a mortgage payable to Clifford O. Howard.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness, including the cost of foreclosure, in accordance with the terms and provisions of said mortgage and Deed of Trust; and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record, as prescribed by law: and

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee, on this the 22nd day of April, 1999, and VILLAS OF LAKE MEADE, INC., party of the second part, being the highest and best bidder thereof, became the said purchaser of said property at and for the sum of $40,000.00.

NOW, therefore, in consideration of the premises, first party has this day bargained and sold, and does hereby transfer and convey unto the party of the second part, the said VILLAS OF LAKE MEADE, INC., it's successors and assigns, the following real estated located in Davidson County, Tennessee, to wit:

> BEING Lot No. 7 in Block 14, on the Plan of Dabbs & Elliott's Subdivision No. 2 at Dupontonia (now Lakewood), Old Hickory, TN, of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> <u>EASEMENT:</u> Grantee, his heirs or assigns shall have the use and benefit of and is hereby granted an exclusive easement 6 feet in width extending eastwardly from the west boundary line of Lot No. 8, running from 24th Street to an alley in the rear of said lot on the Plan of Dabbs & Elliott's Subdivision No. 2, of record in Plat Book 547, Page 127, said Register's Office, for ingress and egress and for maintenance of Lot No. 7 on said plan, and improvements thereon.
>
> Being the same property conveyed to Villas of Lakemeade, Inc. and Filbert J. Martocci, Jr., by deed from Clifford O. Howard, unmarried of record in Book 10360, Page 430, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office. Subject to unpaid taxes for 1998.

This is improved property known as 301 24th Street, Old Hickory, TN 37138

To have and to hold the aforesaid real estate and convey into said second party, their heirs and assigns, forever and free from equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Trustee, further covenant and bind myself, my successors and representatives, and do warrant and defend title to the said land only as such title coming through me to the said second party, their heirs and assigns, against the lawful claims of persons whomsoever, except all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

HAROLD REEVES, TRUSTEE, FIRST PARTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, 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, and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office this the 26th day of April, 1999.

My commission expires: 1/27/2001

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 40000.00

AFFIANT

Subscribed and sworn to before me this the 4th day of May, 1999.

Notary Public

My Commission expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06067114

IDENTIF. & REFERENCE

99 JUL -1 PM 4:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11554 PAGE 53

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

06067114

IDENTIF. & REFERENCE

99 JUL -1 PM 4:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CANT	40000.00
CON TX	148.00
MBEED	8.00
CFEE	2.00
TOTAL	158.00
CHECK	158.00

07/01/99 01 16:29 0001 7128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485562