THIS INSTRUMENT PREPARED BY:
John M. Cannon
Attorney at Law
P. O. Box 749
Goodlettsville, TN 37070-0749

98 SEP -9 PM 1:59

0634 151

REFERENCE

TRUSTEE'S DEED

Address New Owner(s) Follows:	Party Responsible for Taxes:	Map/Parcel No.:
Mr. & Mrs. John Frederick P. O. Box 185 Ridgetop, TN 37152	Same	Map 2 Parcel 4

0635 09/09 0101 03CHECK 60.56

WHEREAS, on June 19, 1998, Bobby R. Liles executed a certain Deed of Trust conveying to Andrews B. Gibson, Jr., Trustee, the property described below to secure to John Frederick and wife, Martha Frederick, the payment of an indebtedness described in such Deed of Trust and evidenced by a Promissory Note in the original principal amount of $45,333.33 plus interest, such Deed of Trust being of record in Book 10989 Page 80, Register's Office for Davidson County, Tennessee; and

WHEREAS, on July 7, 1999, John Frederick and wife, Martha Frederick, appointed John M. Cannon as Substitute Trustee in this matter. Said Appointment of Substitute Trustee is recorded in Book 11570, Page 300, Register's Office for Davidson County, Tennessee.

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, John M. Cannon, Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on July 22, July 29, and August 5, 1999 in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption

and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness; and

WHEREAS, pursuant to such advertisement, on Tuesday, August 24, 1999 at 11:00 Central Daylight Time at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, the undersigned, John M. Cannon, Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale John & Martha Frederick, being the highest and best bidders, became the purchasers of such property for a price of $11,231.19.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned John M. Cannon, Trustee, does hereby quitclaim to John Frederick and wife, Martha Frederick all of his right, title and interest in and to the following described real estate:

BEGINNING at a point in the westerly margin of Old Buck Hill Road with a fence post pointer on the West side of said road, said point being the Southeast corner of Clarence H. McCumber, et ux, appearing of record in Deed Book 5444, page 371, in the Register's Office for Davidson County, Tennessee, being shown as the Northeast corner on Map 2, Parc. 4 in the T.A.O.D.C.T., and continuing as follows: thence with the margin of said road, South 28 deg. 40 min. 04 sec. West, 56.68 feet; thence South 32 deg. 19 min. 47 sec. West, 54.96 feet; thence South 51 deg. 15 min. 31 sec. West, 31.42 feet; thence South 69 deg. 01 min. 27 sec. West, 44.83 feet; thence South 72 deg. 12 min. 49 sec. West, 33.15 feet, thence South 57 deg. 26 min. 13 sec. West, 22.16 feet to a point in said margin of road being the most South Southeast corner of this tract or land in John W. Frederick, et ux, Easterly line, appearing of record in Deed Book 8184, page 901, in the Register's Office for Davidson County, Tennessee; thence with the line of said Frederick North 1 deg. 50 min. 40 sec. East, 9.49 feet to a point being the Northeast corner of said Frederick; thence North 88 deg. 09 min. 20 sec. West, 200.97 feet to a point being the Southwest corner of this tract of land in said Frederick Northerly line and a corner to Diana H. Brubaker, et al, appearing of record in Deed Book 9127, page 68, Register's Office aforesaid; thence with the line of said Brubaker North 40 deg. 30 min. 28 sec. East, 324.73 feet to an iron fence post being the Northwest corner of this tract of land and being a corner to said Brubaker in said McCumber Southerly line; thence with the line of said McCumber South 56 deg. 13 min. 24 sec. East, 195.89 feet to the point of beginning, containing 1.19 acres, more or less, as surveyed by John D. Sprouse, License No. 957, whose address is 500 Eagle Trail, Springfield, Tennessee, 37172, dated June 24, 1996.

Being the same property conveyed to Bobby R. Liles by deed from John Frederick and wife, Martha Frederick, of record in Book 10989, page 73, Register's Office for Davidson County, Tennessee.

TRACT II: Land in the 10th Civil District of Davidson County, Tennessee, and beginning at a point in the Old Buck Road corner to Elbert Lassiter in the Harvell line; thence with said Road N. 10 Degrees West 100 feet, N.2 Degrees West 98 feet to a point in the road, corner C.A. Bruce; thence South 85 Degrees West 240 feet to a stake in C.A.Bruce's line thence South 6 Degrees East 198 feet to a stake, corner to Elbert Lassiter in said Bruce's line; thence North 85 Degrees East 240 feet to the beginning; containing one acre.

Being the same property conveyed to Bobby R. Liles by deed from John Frederick and wife, Martha Frederick of record in Book 10989, page 77, Register's Office for Davidson County, Tennessee.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 26 day of August, 1999.

JOHN M. CANNON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer ~~is~~ $ 11,231.19.

AFFIANT

Subscribed and sworn to before me this the 26th day of August, 1999.

NOTARY PUBLIC

My commission expires: 2/11/03.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, JOHN M. CANNON, Trustee, the within named 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 he purposes therein contained.

Witness my hand, at office, this 26th day of August, 1999.

NOTARY PUBLIC

My commission expires: 2/11/03.

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	

0634151

REFERENCE

99 SEP -9 PM 1:39

CAMT	11231.19
CON TX	41.56
PRFEE	1.00
MISC	16.00
CFEE	2.00
TOTAL	60.56
CHECK	60.56

09/09/99 01 13:41 0001 6635

BOOK **11656** PAGE **169**

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514635