ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Odell Binkley P.O. Box 145 Hermitage, TN 37076	SAME	Map 86 Group 14-0-A Parcel 111 CO

Prepared by: WAYNICK & CATE (DJW), 211 Donelson Pike, Suite 2, P.O. Box 148058, Nashville, TN 37214 (615) 885-5707

THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust (the "Deed of Trust") executed October 30, 1997 and recorded in Book 10664, Page 483, in the Register's Office for Davidson County, Tennessee, Charles A. Benedict, Jr. conveyed to David J. Waynick, Trustee, in trust to secure the payment of a certain indebtedness to Odell Binkley, on the hereinafter-described property (the "Property") and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 21st day of September, 1999, at the West door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Odell Binkley, Grantee", whether one or more), being the highest and best bidders, became the purchasers of the Property at and for the sum of Twenty-Seven Thousand ($27,000.00) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, David J. Waynick, as Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

> Being Unit No. 11 on the Plan of Hermitage Meadows Subdivison, State Two, of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles A. Benedict, Jr. from Derek W. Hunter and wife, Angela Renee Hunter by deed of record in Book 9299, Page 661, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said described real estate unto Grantee, their successors and assigns forever in fee simple.

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Trustee, but not

RECORDER'S NOTE TO QUALITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1.50 MORTGAGE TAX
110.00 TRANSFER TAX

otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, David J. Waynick, Trustee, has executed these presents this 21 day of September, 1999.

David J. Waynick, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of September, 1999, before me personally appeared David J. Waynick, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My commission expires: 11-7-2001

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $27,000.00.

Affiant

Sworn and subscribed before me
this 21 day of Sept. 1999.

Notary Public
My commission expires: 1-27-2001

0638672

REFERENCE

99SEP 23 AM 10:02

DAVIDSON COUNTY, TN.

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

06388672

INDEXING REFERENCE

99 SEP 23 AM 10:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11672 PAGE 569

CAMT	27000.00
CON TX	99.90
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	110.90
CHECK	110.90

09/23/99 01 10:05 0001 1463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519402