PICK-UP

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Instr:200003200028307 Page: 1 OF 3
REC'D FOR REC 03/20/2000 3:25:28PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $563.14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Barry H. Wilkinson 132 Tallwood Drive Nashville, Tennessee 37211	New Owner	119-15-0 126.00

TRUSTEE'S DEED

WHEREAS, RUTH ANNE WILKINSON, by Deed of Trust (the "Deed of Trust") dated March 23, 1999, of record in Book 11409, page 622, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"); and

WHEREAS, demand has been made for the payment of the aforesaid indebtedness secured by the Deed of Trust, which indebtedness remains in default; and

WHEREAS, the owner and holder of said Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record in Davidson County, Tennessee on February 24, March 2 and March 9, 2000; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Thursday, March 16, 2000, and Barry H. Wilkinson (hereinafter called "Grantee") was the highest and best bidder therefor, with a bid of One Hundred Fifty Two Thousand Two Hundred Dollars ($152,200.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 26 on the plan of Thompson Heights, Section 2, of record in Book 2331, page 49, Register's Office for said County, described as follows:

Beginning on the line between Lots 24 and 26 at a point 133 feet south of the southerly margin of Tallwood Drive, being the southeast corner of the property conveyed to the State of Tennessee by deed from McDowell-Young Realty Corporation, of record in Book 2882, page 345, said Register's Office; thence with the southerly line of said State of Tennessee property, North 83 degrees 43 minutes West 250 feet; South 6 degrees 17 minutes West 15 feet and North 83 degrees 43 minutes West 85 feet to the westerly line of said Lot No. 26 at a point 148 feet south of the southerly margin of Tallwood Drive; thence with the westerly line of said Lot No. 26, South 1 degree 40 minutes West 196.9 feet to the northerly line of Woodroof property; thence with said line, South 88 degrees 04 minutes East 309.6 feet to the corner of Lots No. 24 and 26' thence with said, Northwardly 185 feet to the beginning.

Being the same property conveyed to Barry H. Wilkinson by deed from Ruth A. McNeill, Administratrix of the Estate of Roger T. Barnes, deceased, of record in Book 7594, page 480, said Register's Office, and further conveyed to Ruth Anne Wilkinson by Final Decree of Divorce from Barry Houston Wilkinson, of record in Book 10859, page 946, and re-recorded in Book 10879, page 493, said Register's Office.

The above description was taken directly from the deed of trust of record in Book 11409, page 622, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 132 Tallwood Drive, Nashville, Tennessee 37211.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this

16th day of March, 2000.

F. B. MURPHY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., 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 the purposes therein contained, this 16th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 5/28/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty Two Thousand Two Hundred Dollars ($152,200.00).

AFFIANT

Sworn to and subscribed before me this 16th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 5/28/03