Box 31 - TSW

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Instr:20000713006960Z Page: 1 OF 3
REC'D FOR REC 07/13/2000 4:07:08PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $588.50

Addresses New Owners:	Send Tax Bills To:	Map-Parcel Numbers
The Community Bank 5120 Maryland Way Brentwood, TN 37027	Same	Map 154, Parcel 91

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 8, 1999, of record in Book 11657, page 629, Register's Office for Davidson County, Tennessee, Brian E. King and Lakeisha Anne Ingram, conveyed the property hereinafter described to Danny J. Herron, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and The Community Bank, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, Danny J. Herron, Trustee, did give notice of the time and place of sale by publication in *The Nashville Record*, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on June 8th, June 15th, and June 22nd, 2000, respectively;

WHEREAS, pursuant to said notice, the undersigned, Danny J. Herron, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on June 29, 2000, at 12:00 noon at the south front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, The Community Bank, an institution organized and existing under the laws of the State of Tennessee, was the highest and best bidder, the amount of its bid being in the sum of One Hundred Fifty-Nine Thousand Fifty-Three and 30/100 Dollars ($159,053.30).

NOW, THEREFORE, in consideration of the premises:

I, Danny J. Herron, Trustee, have bargained and sold, and by these presents do transfer and convey unto The Community Bank its successors and assigns, the property in Davidson County, Tennessee, to-wit:

A certain tract of land in DAVIDSON COUNTY, TENNESSEE, described as follows:

BEING a tract of land as shown on Property Map 154, Assessor's Office for Davidson County, Nashville, Tennessee, bounded in general by Poplar Creek Road on the South; Imoline Watson remainder on the West and North and Danny George Sullivan on the East, being Lot 1 of the Imoline Watson Subdivision, more particularly described as follows:

BEGINNING at an iron pin set on the North margin of Poplar Creek Road (25' from the center) in the West line of Danny George Sullivan (Ref. Deed Book 8040, page 819 R.O.D.C.) thence leaving Sullivan and with the margin of said Road S 88 deg. 03' 42" W 240.87' to an iron pin set; thence with a curve to the left having the following characteristics: Delta = 00 deg. 57' 50"; Radius = 653.79'; Arc = 11.00'; Tangent = 5.50'; Chord = S 87 deg. 34' 47' W 11.00' to an iron pin set on the East side of a driveway; thence leaving Poplar Creek Road and with the East margin of said Drive N 34 deg. 55' 48" W 22.06' to an iron pin set; thence N 17 deg. 59' 13" W 93.64' to an iron pin set; thence N 07 deg. 36' 59" W 61.23' to an iron pin set; thence N 19 deg. 12' 10" E 43.63' to an iron pin set; thence leaving the drive N 88 deg. 08' 59" E 115.09' to an iron pin set; thence N 19 deg. 01' 52" E 151.12 to an iron pin set on the East side of the aforementioned drive; thence with the drive N 26 deg. 42' 47" E 54.12' to an iron pin set; thence leaving the drive and crossing a drain S 88 deg. 57' 56" E 105.52' to an iron pin set in the West line of the aforementioned Danny George Sullivan; thence with Sullivan's West line S 01 deg. 02' 04" W 393.51' to the point of beginning, containing 2.00 acres, more or less.

BEING the same property conveyed to Brian King, unmarried, and Lakeisha Anne Ingram, unmarried, by Quitclaim Deed from Imoline M. Watson, unmarried, dated June 28, 1999, re-recorded August 27, 1999, of record in Book 11637, page 868, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 11547, page 207, in the Register's Office for said County.

Street Address: 8756 Poplar Creek Road
Nashville, Tennessee 37221

This conveyance is made subject to unpaid taxes, deeds of trust, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to The Community Bank, its successors and assigns, forever.

I, Danny J. Herron, Trustee, under the said Deed of Trust of record in Book 11657, page 629, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto The Community Bank, its successors and assigns all of the right, title and interest in and to said property

vested in me, and which I have right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Trustee this 13th day of July, 2000.

Danny J. Herron, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TAMMIE SNODGRASS WILLS a Notary Public of said county, Danny J. Herron, 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 the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2000.

NOTARY PUBLIC

My Commission Expires:
1-25-2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is One Hundred Fifty-Nine Thousand Fifty-Three and 30/100 Dollars ($159,053.30) but this Deed contains no warranties.

AFFIANT

Sworn to and subscribed to before me
this 13th day of July 2000

NOTARY PUBLIC
My Commission Expires: 1-25-2003