THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
James A. Lewis et al.
4467 Pecan Valley Road
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP: 92-13
PARCEL: 259
11W-72500

Davidson County DEEDTRS
Recvd: 03/22/01 15:35 2pgs
Fees:10.89 Taxes:62.27
20010322-0027931

TRUSTEE'S DEED

WHEREAS, on May 16, 1996, Martha R. Rosenblum, unmarried, executed to Bob Herrman, Trustee, an Installment Deed on the land hereinafter described, and to secure and make certain the payment of a certain note therein described, which deed is recorded in Book 10055, Page 298, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, and at the request of the lawful holder and owner of said note, Bob Herrman, Trustee, advertised said land for sale by three publication notices appearing in **The Nashville Record** on March 30, April 6, 13, 2000, and on April 24, 2000, at the South (front) door of the Courthouse in Nashville, Tennessee, offered said land for sale to the highest bidder for cash, as provided in said advertisement, and pursuant to the authority vested in said Trustee, Emma S. McInturff, James A. Lewis and wife, Hilda M. Lewis, became the purchaser for the sum of Sixteen Thousand Eight Hundred Twenty Eight and 63/100 Dollars ($16,828.63), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Sixteen Thousand Eight Hundred Twenty Eight and 63/100 Dollars ($16,828.63), which has been paid in cash, the receipt of which is hereby acknowledged, I, **BOB HERRMAN, Trustee**, by virtue of the power vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto the said **EMMA S. McINTURFF, JAMES A. LEWIS and wife, HILDA M. LEWIS**, their heirs and assigns, certain real estate located in Davidson County, Tennessee, to-wit:

Lot located on 38th Avenue North (formerly shown as Dakota Avenue), Plan Block 34, Charlotte Pike, 2nd Ext Pt. closed street, Map 92-13, Parcel 259, Field Book 11W 72500.

This conveyance is subject to Davidson County taxes for the year 2000 and all back taxes, and superior liens of record.

TO HAVE AND TO HOLD said property to the said Grantees, their heirs and assigns, forever.

I covenant, as Trustee, that I have the right to convey said property, and I convey to the said Grantees the benefit of the covenant of seizin and general warranty contained in said deed, which provided that the purchaser should get an absolute title to said land; but I do not warrant the title personally as Trustee, or for the beneficiary for whom I have acted in the sale of said land.

This is unimproved property known as 38th Avenue North, Nashville, Tennessee 37209.

WITNESS my hand this the 16th day of March, 2001.

Bob Herrman Trustee

BOB HERRMAN, Trustee

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STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BOB HERRMAN, Trustee**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 16th day of March, 2001.

Delana Oglesby

Notary Public

DELANA OGLESBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: My Commission Expires JULY 27, 2002

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is **$16,828.63**.

James H. Stinnett, Jr.

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2001.

Jean H. Buck

Notary Public

JEAN H. BUCK NOTARY PUBLIC CHEATHAM COUNTY, TN

My Commission Expires: 03-17-2004

jb:LewisDee.for