Davidson County DEEDTRS
Recvd: 05/10/01 13:37 4pgs
Fees:19.00 Taxes:176.86
20010510-0048684

This instrument reviewed by:
Office of the General Counsel
U. S. Department of Agriculture
4121 Carmichael Road
Suite 205, Sterling Centre
Montgomery, AL 36106

# TRUSTEE'S DEED

WHEREAS, the United States of America, acting through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in the 14th Civil District of Davidson County, Tennessee, said deed(s) of trust being duly recorded in the Office of the Register in and for said County and State:

| GRANTOR(S) | DATE EXECUTED | BOOK | PAGE |
|---|---|---|---|
| Sherrie R. Wooten, a single person | 3/22/94 Recorded 3/28/94 | 9290 | 876 |

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in The Tennessean, a newspaper published in the City of Nashville, Davidson County, Tennessee, that certain lands hereinafter described would on May 3, 2001, be sold at public auction at the front Courthouse door to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust; which said notice was published in said newspaper three times, the first date being over 20 days from the date of sale, pursuant to T.C.A. Section 35-5-101.

And said lands having been sold by the Substitute Trustee on May 3, 2001, at 1:00 o'clock, P.M., in the manner prescribed in and by said deed(s) of trust, and in accordance with the laws of the State of Tennessee, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and John W. Wilson and wife, Shirley B. Wilson, having been the highest bidder therefore and having bid the sum of Forty Seven Thousand Eight Hundred and No/100 Dollars ($ 47,800.00 ), the said John W. Wilson and wife, Shirley B. Wilson was duly declared the purchaser thereof.

NOW, THEREFORE, in the consideration of the sum so bid, I, Christopher Westbrook, as Substitute Trustee, do hereby convey and sell to the said John W. Wilson and wife, Shirley B. Wilson the following described lands situated in the 14th Civil District of Davidson County, Tennessee, to wit:

Being that property located at 2634 Union Hill Road, Joelton, TN 37080

SEE LEGAL DESCRIPTION
ATTACHED AS "EXHIBIT A"

Subject to all mineral rights, easements, covenants or other interest of record.

IN WITNESS WHEREOF, I have caused these presents to be signed this the 7th day of May, 2001.

Christopher Westbrook

Christopher Westbrook
Substitute Trustee
Duly authorized to act in the premises by instrument dated March 8, 2001, and recorded as Instrument Number 20010312-0023292 of the records of the aforesaid County and State.

The oath of value as generally required by Tennessee Code Section 67-4-409(a)(6)(A) is not required in this transaction when the grantee is the United States of America, as a governmental agency is exempt from tax. Section 67-4-409(a)(5).

Pursuant to T.C.A. Section 66-24-114, the name and address of the person or entity responsible for the payment of the real property taxes is John W. Wilson and wife, Shirley B. Wilson
2623 Morgan Road, Joelton, TN 37080.

Pursuant to T.C.A. Section 66-24-110, this being the same property conveyed to Sherrie R. Wooten, a single person by deed from Donald A. McMunn and wife, Linda A. McMunn, dated March 22, 1994, recorded in Book 9290, Page 873.

| | PROPERTY OWNER | MORTGAGEE |
|---|---|---|
| NAME: | John W. Wilson and wife, Shirley B. Wilson | |
| ADDRESS: | 2634 Union Hill Road Joelton, TN 37080 | Map + Parcel 15-127 |

Send Tax Bills To:
John W. Wilson
2623 Morgan Rd.
Joelton, TN. 37080

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 47,800.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant: John W. Wilson

Subscribed and sworn before me this the 10th day of May, 2001. Kim S. Davis, Registrar of Deeds, Davidson County, TN. ~~By~~ _____, Deputy Registrar.

ACKNOWLEDGMENT

STATE OF TENNESSEE )
)SS:
COUNTY OF DAVIDSON )

Before me, Carla Lawson, of the State and County aforesaid, personally appeared Christopher Westbrook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Substitute Trustee under certain deed(s) of trust recorded in the Register's Office for Davidson County, Tennessee, in the book and page set forth in the foregoing instrument, and that he/she, as such Substitute Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his/her name as Substitute Trustee under the aforesaid deed(s) of trust.

Given under my hand and official seal, this 7th day of May, 20 01.

(SEAL)

Carla Lawson
CARLA LAWSON
Notary Public
(Title)

My Commission Expires:

March 27, 2004

**EXHIBIT A**

DESCRIPTION

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. B-8 on the subdivision of the easterly part of O. B. Goodwin's 38.88 acre Tract, described according to a survey by C. J. Carney, Surveyor, dated April 6, 1960 and further described according to a survey by John B. Kohl, Tennessee Registered Surveyor Number 100, dated July 27, 1978, as follows:

Beginning at a concrete monument on the northwesterly margin of Union Hill Road, said point being southwesterly 714 feet, more or less, from the intersection of the westerly margin of Union Hill Road and the Morgan Road, said point also being the northeasterly corner of reserve parcel "A" on the plan of Homestead Acres of record in Book 3842, page 213, Register's Office for said County as conveyed with other property, to Edward Donnell et ux, by deed from O. B. Goodwin et ux, of record in Book 4680, page 258, said Register's Office; thence, with the northeasterly line of reserve parcel "A", north 61 degrees, 30 minutes west, 377.5 feet to a concrete monument in the southeasterly line of Lot No. 5, said subdivision, as conveyed to John W. Wilson et ux, by deed from S. H. Griggs et al, of record in Book 4442, page 140, said Register's Office, south 46 degrees, 39 minutes west, 105.5 feet, more or less, (105.29 feet according to Wilson's deed) to a concrete monument at the northwesterly corner of Lot No. B-9, of the subdivision of O. B. Goodwin's 38.88 acre tract as conveyed to Clifford Haskin's et ux, by deed from George E. Matthews et ux, of record in Book 5124, page 20, said Register's Office, thence with the southwesterly line of Lot No. B-9, south 61 degrees, 30 minutes, east 338 feet, more or less, to a point on the northwesterly margin of Union Hill Road; thence, with the northwesterly margin of said road, southwardly 100 feet to the point of beginning.

Being the same property conveyed to Sherrie R. Wooten by Deed from Donald A. McMunn and wife, Linda A. McMunn, of record in Book 9290, page 873, Register's Office for Davidson County, Tennessee.