Prepared by:
K. Thomas Sidwell
121 First Avenue South
Franklin, TN 37064
(615) 790-8868

Davidson County DEEDTRS
Recvd: 05/18/01 11:02 3pgs
Fees:15.00 Taxes:37.00
20010518-0051704

THE ACTUAL CONSIDERATION IS $10,000.00

Dee E. Dalle

Sworn to and subscribed before me this 7th day of May, 2001.

Jackson M. Walch Jr.
Notary Public

My Commission Expires: 10-16-04

FROM: K. Thomas Sidwell, Trustee

TO: Fred A. Martin

NAME OF BUYER:	SEND TAX BILLS TO:	MAP-PARCEL
Fred A. Martin	214 Old Hickory Blvd., #110 Nashville, TN 37221	056-000-070.00

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 14, 1999, of record in Book 11671, Page 330, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Rick Dunnagan conveyed to K. Thomas Sidwell the hereinafter described real estate, hereinafter referred to as the "Property", to secure an indebtedness evidenced by a Note of even date therewith, which Note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms and conditions of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed K. Thomas Sidwell, Trustee, to sell the Property and, in accordance with the terms thereof, and pursuant to said direction, the said Trustee did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 AM on May 4, 2001 at the front door of the Davidson County Courthouse, in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in The Nashville Business Journal, a newspaper of general

advertisement of sale was duly published in The Nashville Business Journal, a newspaper of general circulation in Davidson County, Tennessee on April 13, 20, and 27, 2001; and

WHEREAS, at the time and place of said sale, and upon the property being offered under the terms hereinabove set forth, Fred A. Martin was the highest and best bidder;

NOW, THEREFORE, the undersigned, K. Thomas Sidwell, Trustee pursuant to the bid of Ten Thousand and No/100 ($10,000.00), acknowledges receipt of the sum of Ten Thousand and No/100 ($10,000.00), which was the highest and best bid, and for and in consideration of said bid, has bargained and sold and by these presents does hereby transfer and convey unto Fred A. Martin.:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to K. Thomas Sidwell, Trustee, does hereby transfer, assign, and set over unto Fred A. Martin, all of his right, title, and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the aforesaid Trustee, has executed this instrument on this the 7th day of May , 2001.

K. Thomas Sidwell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, with whom I am personally acquainted, and who upon his oath acknowledged that he is the Trustee for William E. Kantz, Jr., the within named bargainor, and that he as such Trustee executed the foregoing instrument by signing his name as such Trustee.

Witness my hand and official seal at Franklin, Tennessee this 7th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 09/27/2003

MARSHA J. CAMPBELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

PROPERTY DESCRIPTION
LOT 4

PREPARED BY LARRY D. EPPS, R.L.S
3029 YORK ROAD
PLEASANT VIEW, TN 37146
615-746-0986

COMMENCING AT AN IRON ROD (OLD) AT THE INTERSECTION OF THE NORTHERLY MARGIN OF ASHLAND CITY HIGHWAY (SR 12) WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD (SR 45); THENCE ALONG THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD NORTH 44°41'29" EAST, 146.00 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH SAID MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3195.04 FEET AND AN ARC LENGTH OF 114.47 FEET TO CHISELED "X" ON ROCK; THENCE WITH SAID MARGIN NORTH 36°52'00" EAST, 53.61 FEET TO AN IRON ROD (OLD); THENCE WITH SAID MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3180.04 FEET AND AN ARC LENGTH OF 158.27 FEET TO AN IRON ROD (NEW); THENCE CONTINUING WITH SAID MARGIN NORTH 23°56'00" EAST, 109.53 FEET TO AN IRON ROD (OLD), BEING THE SOUTHEAST CORNER OF TIMOTHY C. WALLACE OF RECORD IN BOOK 9893, PAGE 627, R.O.D.C., TN, SAME BEING THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED PROPERTY;

THENCE WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD SOUTH 23°56'00" WEST, 50.19 FEET TO AN IRON ROD (NEW), COMMON CORNER OF LOTS 3 AND 4;

THENCE LEAVING OLD HICKORY BOULEVARD NORTH 61°08'11" WEST, 208.32 FEET TO AN IRON ROD (NEW);

THENCE NORTH 86°22'12" EAST, 381.28 FEET TO AN IRON ROD (NEW);

THENCE NORTH 06°12'21" WEST, 559.17 FEET TO AN IRON ROD (NEW);

THENCE NORTH 24°16'30" EAST, 209.21 FEET TO AN IRON ROD (NEW) BEING IN THE SOUTHERLY LINE OF JOHN FRANKLIN BAKER, JR. OF RECORD IN BOOK 10023, PAGES 201 AND 204;

THENCE WITH BAKER AND RUNNING GENERALLY WITH A FENCE SOUTH 61°40'16" EAST, 411.73 FEET TO AN IRON ROD (OLD) BEING THE NORTHWESTERLY CORNER OF TIMOTHY C. WALLACE OF RECORD IN BOOK 9893, PAGE 627, R.O.D.C., TN;

THENCE LEAVING BAKER WITH THE WESTERLY LINE OF WALLACE AND GENERALLY WITH A FENCE SOUTH 24°16'30" WEST, 416.54 FEET TO AN IRON ROD (OLD) AT WALLACE'S SOUTHWESTERLY CORNER;

THENCE WITH WALLACE'S SOUTHERLY LINE AND GENERALLY WITH A FENCE SOUTH 61°08'11" EAST 418.58 FEET TO THE POINT OF BEGINNING CONTAINING 5.50 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION ARE TWO (2) TWENTY FEET WIDE SEPTIC SUPPLY EASEMENTS CROSSING THE SOUTHWESTERLY PORTION OF THE HEREIN DESCRIBED PROPERTY AS SHOWN ON THE EASEMENT AND MAPS OF RECORD IN BOOK 11671, page 326, REGISTER'S OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to RICK DUNNAGAN by deed from William E. Kantz, Jr. of record in Book 11671, page 311, Register's Office for Davidson County, Tennessee.