Davidson County DEEDTRS
Recvd: 06/22/01 13:35 3pgs
Fees:15.00 Taxes:277.50

20010622-0066343

THIS INSTRUMENT WAS PREPARED BY:
Deana C. Hood
BAUGH & HOOD
304 Public Square
Franklin, Tennessee 37064

OWNER/RESPONSIBLE TAXPAYER

Michael and Yvonne Leggett
497 Hogan Branch Road
Goodlettsville, TN 37072

map: 051-03-0
023.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 75,000.00

Sworn to and subscribed before me this the 21st day of June 2001.

Notary Public My Commission Expires: NOV

My Commission Expires:

TRUSTEE'S LIMITED WARRANTY DEED

WHEREAS, on the 19th day of January, 2001, Anita L. Vaugn, unmarried, executed and delivered to F.B. Murphy Jr., as Trustee, a certain deed of trust ("Deed of Trust"), conveying to him, as Trustee, certain property hereinafter fully set forth and described, which Deed of Trust was recorded in the Register's Office of Davidson County, Tennessee, Instrument No. 200101240007179; and

WHEREAS, Grassland Financial Services, Inc. requested the removal of F.B. Murphy, Jr., Trustee, and appointment of a Successor Trustee to carry out and perform the provisions of the Deed of Trust and whereas, said appointment of substitute trustee is recorded in Instrument No. 200104060034121 in the Register's Office of Davidson County, Tennessee,

WHEREAS, default having been made in the payment of the indebtedness and obligations secured to be paid by said Deed of Trust, the holder of said indebtedness and obligations requested the undersigned substitute trustee to advertise and sell the property conveyed thereby according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request the property was advertised for sale in the Nashville Record, a daily newspaper published in Davidson County, Tennessee, for 21 days, such advertisements appearing on April 12, April 19, and April 26, 2001, and giving the time, terms, place of sale and description of the property, and

WHEREAS, at the time, being the 8th day of May, 2001, at 3:00 p.m. and place, being, as mentioned in said advertisement, the steps of the Courthouse for Davidson County, Tennessee, the property was offered for sale at public outcry to the highest and best bidder for cash at which sale said property was struck off and sold to Michael Leggett and wife Yvonne Leggett (the "Grantee"), at and for the sum of Seventy-Five Thousand ($75,000.00) Dollars, subject to any lienholders to said property, that being the highest and best bid offered; and

WHEREAS, the bid price has been applied in accordance with the provisions of said Deed of Trust;

NOW, THEREFORE, the undersigned, Deana C. Hood, as Substitute Trustee (hereinafter sometimes called "Grantor"), hereby bargains, sells, and conveys unto the Grantee the Property above mentioned and fully described in Exhibit A, attached hereto, and made a part hereof as fully and particularly as if set out herein verbatim.

TO HAVE AND TO HOLD the said Property, together with the hereditaments and appurtenances of and to the same belonging or in any wise appertaining, unto the said Grantee, together with all rights and benefits of the covenants and warranties to Grantor made in said Deed of Trust insofar as she can or ought as Trustee, but not further or otherwise.

Title to the Property described in Exhibit A is conveyed subject to all liens, easements, covenants, conditions, encumbrances, and restrictions which are prior to the lien of said Deed of Trust, and any unpaid taxes, including but not limited to any unpaid ad valorem taxes.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this the 9th day of May, 2001.

Deana C. Hood

Deana C. Hood, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jessica B Bagley, a notary public in and for said State and County, duly commissioned and qualified, Deana C. Hood, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes contained therein.

WITNESS my hand, on this the 9th day of June, 2001.

Jessica B Bagley

Notary Public

My Commission Expires:
March 14, 2003

EXHIBIT A

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot Nos. 19,20,21, & 22 of Block D o the Map of Marthonna, not of record, described according to a survey made by R.L. Montoy-Land Surveying, dated April 19, 1978, as follows:

BEGINNING at an iron pin located in the southerly margin of Vantrease Road, formerly Ezell Road) said point being 100 feet, more or less east of the intersection of Marthona Road and Vantrease Road, and being the Northeast corner of this described tract, thence with the southerly margin of Vantrease Road South 82 deg. 48'16" East 100.00 feet to an iron pin, said point being the Northwest corner of the Dale Horne property as recorded in Book 4234, page 910, said Register's Office, and also being the Northeast corner of this described tract, thence leaving the southerly margin of said road with the west line of the Horne property South 7 deg. 49'01" West 347.00 feet to an iron pipe in the North property line of Lot No. 125, Pleasant Acres Subdivision, Section 2 as of record in Book 2133, page 75, said Register's Office, and also being the Southeast corner of this described tract, thence with the North property line of Lots Nos. 125 and 126 of said subdivision North 84 deg. 03'53" West 100.00 feet to an iron pin, said point being the Southeast corner of the above mentioned J.R. Madd property, thence with the east line of the Madd property North 7 deg. 48'55" East 349.20 feet to the point of beginning, containing 34,794 feet, o.80 acres, more or less.

BEING the same property conveyed to Earline L. Carpenter, Anita L. Vaugn, both unmarried by deed from Charles H. Minchey and wife, Helen L. Minchey of record in Book 5277, page 686, said Register's Office.