Davidson County DEEDTRS
Recvd: 10/08/01 13:47 3pgs
Fees:18.00 Taxes:444.00
20011008-0109307

THIS INSTRUMENT WAS PREPARED BY:
Bobby D. Davis, Attorney
101 Shepherd Hills Drive
Madison, TN 37115
Telephone: 615/851-6697

PROPERTY KNOWN AS:
3858 Baxter Road
Joelton, Tennessee 37080
Part of Map 8
Parcel 36

GRANTEE & SEND TAX NOTICE TO:
The Alvin R. Hawkins Family Partnership, L.P.
923 Swinging Bridge Road
Old Hickory, Tennessee 37138

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by instrument dated the 30th day of December, 1996, of record in Book 10306, page 673, Register's Office for Davidson County, Tennessee, **Daniel K. Rogers**, unmarried, conveyed until **William D. Castleman,** Trustee, to secure the indebtedness described in said instrument, the land described herein. Further, by instrument dated the 8th day of March, 1999, of record in Book 11381, page 553, Register's Office for Davidson County, Tennessee, **The Alvin R. Hawkins Family Partnership, L.P.**, holder of said indebtedness, appointed **Bobby D. Davis**, as Substitute Trustee, to secure the indebtedness described in said instrument.

The property is known as **3858 Baxter Road, Joelton, Tennessee 37080**, and is fully set forth and described hereafter.

The obligor, Daniel K. Rogers, defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record**, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on September 6, 2001, September 13, 2001, and September 20, 2001. Such advertisement gave the time, terms, place of sale and description of the property and the time set out which was **September 27, 2001** at 10:00 o'clock and at the place mentioned in the advertisement which was the main floor of the Davidson County Courthouse at Nashville, Davidson County, Tennessee, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to The Alvin R. Hawkins Family Partnership, L.P. at and for the sum of One Hundred Twenty Thousand Dollars and No/100 ($120,000.00), which was the highest and best valid bid offered, and the purchaser, The Alvin R. Hawkins Family Partnership, L.P., has complied with his bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, **Bobby D. Davis**, Substitute Trustee, does hereby bargain, sell and convey unto the said **The Alvin R. Hawkins Family Partnership, L.P.**, the property above mentioned and now more fully described as follows:

Being in Davidson County, Tennessee, according to a survey by Jim McAleer, dated August 12, 1994, as follows:

Beginning at an iron rod in the northerly margin of Baxter Road, said point being Larry Thomas' southeasterly corner, as of record in Book 4684, Page 181, thence leaving said margin and with Thomas' easterly line North 07 degrees 54 minutes 49 seconds East 701.33 feet to an iron pipe; thence with the easterly line of other lands of Thomas, as of record in Book 7239, Page 866 and Book 7609, Page 385, North 05 degrees 51 minutes 17 seconds East 434.21 feet to an iron rod; thence with the easterly line of Hill, as of record in Book 5528, Page 584 and the easterly line of Barnes, as of record in Book 6502, Page 821, North 10 degrees 03 minutes 42 seconds East 424.74 feet to a 30 inch tree; thence with a portion of Chambers' easterly line, as of record in Book 1371, Page 286, North 04 degrees 38 minutes 20 seconds East 121.76 feet to a point; thence leaving Chambers' easterly line with the following new calls: South 83 degrees 50 minutes 45 seconds East 342.10 feet to an iron rod; thence South 06 degrees 09 minutes 15 seconds West 92.00 feet to an iron rod; thence South 55 degrees 59 minutes 29 seconds East 139.12 feet to an iron rod; thence South 06 degrees 09 minutes 15 seconds West 80.00 feet to an iron rod; thence South 77 degrees 42 minutes 50 seconds East 173.62 feet to an iron rod; thence South 18 degrees 57 minutes 20 seconds East 234.30 feet to an iron rod; thence South 06 degrees 09 minutes 15 seconds West 1533.25 feet to an iron rod in the northerly margin of Baxter Road; thence with said margin North 68 degrees 18 minutes 35 seconds West 154.70 feet to a point; thence with a curve to the right, said curve having a radius of 1465.87 feet, an arc length of 150.83 feet and a chord bearing and distance of North 65 degrees 21 minutes 44 seconds West 150.76 feet to a point; thence North 62 degrees 24 minutes 52 seconds West 176.19 feet to a point; thence with a curve to the right, said curve having a radius of 1479.06 feet, an arc length of 200.33 feet and a chord bearing and distance of North 58 degrees 32 minutes 03 seconds West 200.18 feet to a point; thence North 54 degrees 39 minutes 14 seconds West 166.25 feet to the point of beginning and containing 30.465 acres, more or less.

This conveyance is subject to the Restrictions of record in Book 9683, Page 610, and re-recorded in Book 9729, Page 635, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Daniel K. Rogers, unmarried by deed from The Alvin R. Hawkins Family Partnership, L.P. of record in Book 10306, Page 669, Register's Office for Davidson County, Tennessee.

The said Bobby D. Davis, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of the sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Bobby D. Davis, Substitute Trustee, has hereunto set his hand this 27th day of September, 2001.

Bobby D. Davis, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of September, 2001, before me, a Notary Public in and for the State of Tennessee and County of Davidson, duly commissioned and qualified, personally appeared **Bobby D. Davis, Substitute Trustee**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 11-29-2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, One Hundred Twenty Thousand Dollars and No/100 ($120,000.00), which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me this the 27th day of September, 2001.

NOTARY PUBLIC

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 11-29-2003