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

ADDRESS NEW OWNER:
Bobby D. Williamson, et al.
2311 River Road
Ashland City, TN 37015

SEND TAX BILLS TO:
Same

MAP: 83-13
PARCEL: 301

****** Davidson County DEEDTRS **********
Recvd: 09/06/02 10:08 3pgs
Fees:18.00 Taxes:204.98

TRUSTEE'S DEED

****** 20020906-0108105 **********

WHEREAS, on May 3, 2000, Roger A. Madden, a single man, and Lawrence Crowe, a single man, executed to Debbie Havener, Trustee, a Deed of Trust on the land hereinafter described, and to secure and make certain the payment of a certain note therein described, which deed is recorded in Instrument #200005040045136, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, James W. Stinnett, Jr. having been appointed Successor Trustee by Appointment of Successor Trustee of record in Instrument #20020712-0083996, Register's Office for Davidson County, Tennessee; 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, James W. Stinnett, Jr., Successor Trustee, advertised said land for sale by three publication notices appearing in **The Nashville Record** on July 25th, August 1st and 8th, 2002, and on August 30, 2002, at the 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 Successor Trustee, Bobby D. Williamson and wife, Rita D. Williamson, and Roy D. Williamson and wife, Cynthia J. Williamson, became the purchaser for the sum of Fifty Five Thousand Three Hundred Ninety Nine and 63/100 Dollars ($55,399.63), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Fifty Five Thousand Three Hundred Ninety Nine and 63/100 Dollars ($55,399.63), which has been paid in cash, the receipt of which is hereby acknowledged, I, **JAMES W. STINNETT, JR., Successor 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 **BOBBY D. WILLIAMSON and wife, RITA D. WILLIAMSON, and ROY D. WILLIAMSON and wife, CYNTHIA J. WILLIAMSON**, their heirs and assigns, certain real estate located in **Davidson** County, Tennessee, to-wit:

> **Land** in Davidson County, Tennessee, being Lot No. 3 and the southerly 5 feet of Lot No. 2 on the Plan of the Re-subdivision of Lots Nos. 105, 106 and 107 of Block "L" in the Lindsley Home Tract, as of record in Book 843, Page 94, Register's Office for said County.
>
> **Said** Lot No. 3 and part of Lot No. 2 front together 45 feet on the easterly side of South 14th Street and runs back between parallel lines, with the northerly margin of an alley, 150 feet to the westerly line of Lot No. 108.
>
> **Being** the same property conveyed to Roger A. Madden and Lawrence Crowe, by deed from Bobby D. Williamson and wife, Rita D. Williamson, and Roy D. Williamson and wife, Cynthia J. Williamson, of record in Instrument #200005040045135, Register's Office for Davidson County, Tennessee.

This conveyance is **subject** to 2002 Davidson County taxes and all back taxes; Sewer and Drainage Easement of record in Book 4858, Page 396, Register's Office for Davidson County, Tennessee; and to all matters shown on plat of record in Book 843, Page 94, said Register's Office.

This is improved property known as 305 South 14th Street, Nashville, Tennessee 37206.

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

I covenant, as Successor 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 Successor Trustee, or for the beneficiary for whom I have acted in the sale of said land.

WITNESS my hand this the 30th day of August, 2002.

James W. Stinnett Jr.

JAMES W. STINNETT, JR.
Successor Trustee

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

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

Witness my hand and official seal at office in Ashland City, Tennessee, this the 30th day of August, 2002.

Jean H. Buck
Notary Public

My Commission Expires: 03-17-2004

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is **$55,399.63**.

Jean Buck, Agent
Affiant

Subscribed and sworn to before me, this the 30th day of August, 2002.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 03-17-2004

jb:Willison.Dee