Davidson County DEEDWARR
Recvd: 11/15/02 13:47 4pgs
Fees:23.00 Taxes:651.20
20021115-0141966

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Robert N. Dutton 111 Rusty Lane Hendersonville, NC 28791	SAME - NEW OWNER	Map 025-11-0 Parcel 002.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law
104 Woodmont Blvd., Suite 115, Nashville, TN 37205

26b

TRUSTEE'S DEED

This indenture made the 24th day of October, 2002, by and between Robert J. Notestine III, Trustee (party of the first part) and Robert N. Dutton (party of the second part).

W I T N E S S E T H:

WHEREAS, on the 2nd day of December, 1999, Linda J. Gezley, did duly execute to Robert J. Notestine III, Trustee, a certain Deed of Trust (which was duly registered in the Register's Office for Davidson County, Tennessee, in Book 11767, Page 70, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

> Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Ranchwood Estate, Section III, Goodlettsville, Tennessee, and of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 69 fronts 105 feet on the southerly side of Rosehill Drive and runs back between lines 405.73 feet on the easterly line and 354.23 feet on the westerly line to a broken line in the rear upon which it measures 117.06 feet thereon.
>
> Said Parcel fronts 115.95 feet on the southerly side of Rosehill Drive and runs back between lines 354.23 feet on the easterly line and 262.69 feet on the westerly line to a dead line in the rear upon which it measures 259.16 feet thereon.
>
> Also included in this conveyance is the below described parcel of real estate which is described in the Deed of Trust of record in Book 11767, Page 70, Register's Office for Davidson County, Tennessee.
>
> Being described Parcel "A" not an individual building site on Ranchwood Estates, Section III.

Said Parcel A fronts 115.93 feet on the southerly side of Rosehill Drive and runs back between line 354.23 feet on the easterly line and 262.69 feet on the westerly line to a dead line in the rear upon which it measures 259.16 feet thereon.

Being the same property conveyed to Linda J. Gezley, by Warranty Deed from Robert N. Dutton of record in Book 11767, Page 67, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 426 Rosehill Drive, Goodlettsville, Tennessee 37072.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $176,000.00.
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 24th day of October, 2002.
(
(
(Notary Public
(My Commission Expires: 2-19-03
(

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness of One Hundred Seventy One Thousand Dollars ($171,000.00), as evidenced by an Deed of Trust dated December 2, 1999, in the amount of One Hundred Seventy One Thousand Dollars ($171,000.00).

AND WHEREAS, default was made, and thereupon at the request of the beneficiary of said trust, the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE NASHVILLE RECORD giving the time and place and terms of sale:

AND WHEREAS, on the 24th day of October, 2002, at 10:00 o'clock a.m. in the first floor lobby of the Davidson County Courthouse in Nashville, Tennessee as the time and place fixed the said

property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party of the second part hereto at his bid of One Hundred Seventy Six Thousand Dollars ($176,000.00), the party of the second part being the highest and best bid which sum was in hand paid and identified as by said Deed of Trust directed provided:

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Trustee, does hereby bargain, sell, transfer and convey unto said party of the second part, Robert N. Dutton, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Deed of Trust and all persons claiming to and under him. The party of the first part affirms that, as Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party of the second part, his heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

This conveyance is subject to the lien for Metropolitan property taxes for the calendar years 2001 and 2002, City of Goodlettsville taxes for the calendar years 2001 and 2002, recorded subdivision restrictions of record in Book 3398, Page 479, and plat of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee, the easement recorded in Book 5847, Page 952, in Book 9330, Page 968 and in Book 10015, page 613, Register's Office for Davidson County, Tennessee.

WITNESSETH the hand of the first party, the date and year first written.

ROBERT J. NOTESTINE III
Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 2002.

Notary Public

My Commission Expires: 2-19-03