THIS INSTRUMENT PREPARED BY:
Bottorff, Kavin & Cook, PLC
The Ramparts, Suite 120
155 Franklin Road
Brentwood, TN 37027

FROM: R. Francene Kavin, Trustee
TO: Richard N. Baird and Wife, Saconda G. Baird

Davidson County DEEDTRS
Recvd: 03/10/03 14:53 2pgs
Fees:13.00 Taxes:417.17
20030310-0031252

TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Richard N. Baird and Wife, Saconda G. Baird 3019 Nolensville Road Nashville, Tennessee 37211-2354	NEW OWNER	148-16-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is $112,749.43.

Lynda K. Lowe
Affiant

Subscribed and sworn to before me this 4th day of March, 2003

Notary Public

My Commission Expires:
5/29/05

This Deed is executed to be effective as of the 4th day of March, 2003, from R. Francene Kavin, in her capacity as Trustee, to Richard N. Baird and Wife, Saconda G. Baird as Grantees.

WHEREAS, on January 11, 1999, Donald Bunn, a resident of Davidson County, Tennessee, executed an Installment Deed (the "Installment Deed") to R. Francene Kavin, Trustee, to secure the prompt payment of certain indebtedness payable to Richard N. Baird and Wife, Saconda G. Baird ("Beneficiaries"), which indebtedness is evidenced by an Installment Deed Note (the "Note") as is more particularly described in the Installment Deed, which is of record in the Register's Office of Davidson County, Tennessee in Instrument Number 200301210008487, to which reference is hereby made; and

WHEREAS, default was made in the payment of the Note and the performance of the covenants made in the Installment Deed, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, by virtue of the power and authority vested in me as Trustee under the Installment Deed, at the request of Beneficiaries, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment in satisfaction of the indebtedness, including principal, interest, attorney's fees and costs of sale, I, R. Francene Kavin, as Trustee did on March 4, 2003, commencing at 1:00 o'clock p.m. pursuant to advertisement published in the Nashville Record, in the editions of February 13, 2003; February 20, 2003; and February 27, 2003, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which such sale Richard N. Baird and Wife, Saconda G. Baird became the highest and best bidder at and for the sum of One Hundred Twelve Thousand Seven Hundred Forty-Nine & 43/100 Dollars ($112,749.43); and

WHEREAS, the proceeds of such sale have been applied in accordance with the terms and conditions contained in the aforesaid Installment Deed;

NOW, THEREFORE, I, R. Francene Kavin, Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto Richard N. Baird and Wife, Saconda G. Baird as grantees the following described real property having an address of 826 Reeves Road, Antioch, Tennessee, in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Debra Heights, Section II, as of record in Book 3700, page 39, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard N. Baird and wife, Saconda Baird by deed from Robert A. Shabarekh and wife, Theresa E. Shabarekh of record in Book 7902, page 635, Register's Office, Davidson County, Tennessee.

The above-described property is improved property.

The sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantees all of the covenants and warranties contained in the Installment Deed and in any prior deeds referred to in said Installment Deed.

IN WITNESS WHEREOF, I, R. Francene Kavin, Trustee, have executed this instrument this 6th day of March, 2003.

R. Francene Kavin, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, R. Francene Kavin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Trustee in a Installment Deed from Donald Bunn to Rick and Saconda Baird for the above-described property and acknowledged that she as Trustee, being authorized so to do, executed the foregoing Trustee's Deed by signing as Trustee.

WITNESS my hand and seal at office this 6th day of March, 2003.

Notary Public

My Comm. Expires: 5/29/05