Davidson County DEEDTRS
Recvd: 07/10/03 13:49 4pgs
Fees:23.00 Taxes:163.91
20030710-0095719

This instrument reviewed by:
Office of the General Counsel
U. S. Department of Agriculture
4121 Carmichael Road
Suite 205, Sterling Centre
Montgomery, AL 36106

TRUSTEE'S DEED

WHEREAS, the United States of America, acting through the United States Department of Agriculture, Rural Development is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in the 14th Civil District of Davidson County, Tennessee, said deed(s) of trust being duly recorded in the Office of the Register in and for said County and State:

GRANTOR(S)	DATE EXECUTED	BOOK	PAGE
Leeanne Burns, unmarried	5/5/93	8938	476
	Re-recorded 5/18/93	8951	567

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Nashville Record, a newspaper published in the City of Nashville, Davidson County, Tennessee, that certain lands hereinafter described would be sold at public auction at the front Courthouse door to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust; which said notice was published in said newspaper three times, the first date being over 20 days from the date of sale, pursuant to T.C.A. Section 35-5-101.

And said lands having been sold by the Substitute Trustee on July 10, 2003, at 10:00 o'clock, A.M., in the manner prescribed in and by said deed(s) of trust, and in accordance with the laws of the State of Tennessee, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and Tim E. Shaw, unmarried , having been the highest bidder therefore and having bid the sum of Forty Four Thousand Three Hundred and No/100 Dollars ($44,300.00), was duly declared the purchaser thereof.

NOW, THEREFORE, in the consideration of the sum so bid, I, Christopher Westbrook, as Substitute Trustee, do hereby convey and sell to the said Tim E. Shaw, unmarried the following described lands situated in the 14th Civil District of Davidson County, Tennessee, to wit:

Being that property located at 6486 Old Hickory Boulevard, Whites Creek, TN 37189

SEE LEGAL DESCRIPTION
ATTACHED AS EXHIBIT A

Subject to all mineral rights, easements, covenants or other interest of record.

IN WITNESS WHEREOF, I have caused these presents to be signed this the 10th day of July, 2003.

Christopher Westbrook
Substitute Trustee
Duly authorized to act in the premises by instrument dated May 12, 2003, and recorded as instrument number 200305290072599 of the records of the aforesaid County and State.

Pursuant to T.C.A. Section 66-24-110, this being the same property conveyed to Leeanne Burns, unmarried by deed from Dale Wayne Wilson et ux, Mitzi Woods Wilson, dated May 5, 1993, recorded in Book 8938, Page 472.

MA/MR030 000 085.00

PROPERTY OWNER

Property Owner

NAME: Tim E. Shaw, unmarried

Send Tax Bills To: Tim E. Shaw

ADDRESS: C/O 1st Enterprise

694 17th Street NW

Cleveland, TN 37311-4339

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 44,300.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant: Tim E. Shaw

Subscribed and sworn before me this the 10th day of July, 2003.

_____, Registrar of Deeds, Davidson County, TN. By M. McBee, Deputy Registrar.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Before me, Sue Luttrell, of the State and County aforesaid, personally appeared Christopher Westbrook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Substitute Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his/her name as Substitute Trustee under the aforesaid deed(s) of trust.

Given under my hand and official seal, this 10th day of July, 2003.

(SEAL)

Sue Luttrell
Notary Public

My Commission Expires:

July 24, 2004

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the 14th Civil District of said County, located in the Johnson Hollow section, and described according to a copy of a survey made by Stephen A. Draper, Surveyor, on April 20, 1960, as follows:

Beginning at an iron spike at the centerline of Old Hickory Boulevard at the northeast corner of the tract conveyed to Felix Dickerson, of record in Book 2864, page 321, Register's Office for said County; thence with the center of Old Hickory Boulevard, north 72 degrees east 231 feet to an iron spike at the northwest corner of the J.B. Simpkin's tract; thence with Simpkin's and Dickerson's line as follows: south 29 degrees east 205 feet to a 10 inch black oak; thence south 76 degrees west 110 feet; thence south 82 degrees west 157 feet; and north 19 degrees 30' west 168 feet, more or less, to the point of beginning, containing 1.12 acres, more or less.