Davidson County DEEDTRS
Recvd: 07/23/03 15:52 3pgs
Fees:18.00 Taxes:66.97
20030723-0103410

MICHAEL SAWYERS
CCFS Account No. 10-15988-1

PICK-UP

Name and address of new owner:

Charles Kerry Lee
1288 Simpkins Road
Whites Creek, TN 37189

Send tax bills:

Same

Prepared by:

David W. McMackin
213-A Ward Circle
Brentwood, Tennessee 37207

MAP & PARCEL
039-00-0-101.00

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 4, 1996, recorded in Book 11631, page 660, Register's Office, Davidson County, Tennessee, Michael Sawyers and wife, Annie Sawyers, conveyed to Tim Long, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 30, 2003, and recorded in the Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty-one (21) days notice of the time, place and terms of the sale by an advertisement in three (3) weekly publications in *The Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 26 and July 3 and 10, 2003, stating that on July 18, 2003, at 12:00 noon, at the northwest corner of the Gaylord Entertainment Center at Sixth and Broadway in front of the Register of Deeds Office, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Charles Kerry Lee for Eighteen Thousand One Hundred Dollars and No Cents ($18,100.00) which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Charles Kerry Lee (hereinafter referred to as Grantee), his heirs and assigns, the following described property, to wit:

Land in the 14th, formerly 24th District of Davidson County, Tennessee, described as follows, to-wit:

Being a part of Lot No. 4 on the Plan of the Estate of Vincent Corner, deceased, of record in Min. Book "I", page 584, of the Chancery Court of Nashville, containing 49 acres and a part of a tract lying immediately east of said Lot 4, containing 14 acres and being shown on a copy of a survey thereof made by Stephen A. Draper, Surveyor, under date of August 4, 1955, and being a part of the division of the lands of Margaret W. Larkins shown on said survey, and described as follows:

Beginning at a point in the center line of Burgess Road, the Southwest corner of this tract, and the Northwest corner of a tract of 6.5 acres marked "Earl Sawyer", thence along Sawyer's North line South 81 deg. East 820 feet to a point in a fence line; thence North 1 deg. West 410 feet to a point in said fence, a corner of a tract marked "Nancy Larkins Vance", thence with her South line North 81 deg. West 480 feet to a point in a drain; thence with said drain, South 83 deg. 38' West 275 feet to the center line of Burgess Road; thence with the center line of the same, South 16 deg. West 63 feet to a point opposite a lane, South 15 deg. 30' East 111 feet; and South 26 deg. 30' West 163 feet to the point of beginning.

Being the same property conveyed to Michael Sawyers and wife, Annie Sawyers, by deed recorded in Deed Book 11631, page 656, Register's Office for Davidson County, Tennessee.

This is improved property located at 5298 Simpkins Road, Whites Creek, Tennessee 37189.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 18th day of July, 2003.

D. W. McMACKIN, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 18th day of July, 2003.

NOTARY PUBLIC

DEANNA G. LEWYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires:

NOTARY PUBLIC, DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 30, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $18,100.00.

AFFIANT

Subscribed and sworn before me, this 18th day of July, 2003.

NOTARY PUBLIC



My Commission Expires: May 30, 2006