This Instrument Prepared By:

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Davidson County DEEDTRS
Recvd: 02/18/04 14:44 3pgs
Fees:18.00 Taxes:133.20
20040218-0018863

TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Glenn and Donna Cantrell 4126 Maxwell Road Antioch, Tennessee 37013-1614	Same	Map No. 164-00-0 Parcels 225.00 and 238.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $36,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2004.

Notary Public

My Commission Expires: January 26, 2006

WHEREAS, by Deed of Trust dated June 24, 2002, and recorded in Instrument No. 20020625-0076434, Register's office for Davidson County, Tennessee, Edward H. Boyd, unmarried, conveyed to David M. Smythe, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, and said advertisement appeared in the Nashville Record on January 15, 2004, January 22, 2004 and January 29, 2004; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 13th day of February, 2004, at 12:00 o'clock P.M. at the front door of the Davidson County Register of Deeds Office, 501 Broadway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Glenn Cantrell and wife, Donna B. Cantrell, being the highest and best bidders became the purchaser of said property at and for the sum of Thirty-six Thousand Dollars ($36,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Trustee, does hereby grant, bargain, sell, transfer, and convey unto Glenn Cantrell and wife, Donna B. Cantrell, the following real estate:

Tract V:
Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, November 15, 1975, as follows, to-wit:

Beginning at an iron pin located in the Northerly margin of an unnamed 30 ft. road. Point being 1540 feet from the Easterly margin of Maxwell Road and the Southeast corner of the Murrell Stewart property of record in Book 4855 (Grantor's Deed and previous Deeds erroneously recite "Book 4856"), page 452, Register's Office for said county; thence North 3° 45' East 728.3 feet to an iron pin; thence South 87° 11' East 150.8 feet; thence South 3° 45' West 731.25 feet to the Northerly margin of an unnamed road; thence North 85° 29' West 150.8 feet to the point of beginning, containing 2.53 acres, more or less.

Tract VI:
Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, November 15, 1975, as follows, to-wit:

Beginning at an iron pin located in the Northerly margin of an unnamed 30 foot road said pin being 1690.8 feet from the Easterly margin of Maxwell Road; thence North 3° 45' East 731.25 feet; thence South 87° 11' East 150.8 to an iron pin; thence South 3° 45' West 734.2 feet to an iron pin in the Northerly margin of an unnamed road; thence North 85° 29' West 150.8 feet to the point of beginning, containing 2.54 acres, more or less. This conveyance is subject to and included herein is a 50 foot right of way on the Northerly margin of said property.

Included with this conveyance is a certain easement right which was retained in the Deed of record in Book 8019, Page 372, said Register's Office for a 50ft right-of-way easement.

Being the same properties conveyed to Edward H. Boyd by Deed of record in Book 9390, Page 902, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, equitable right of redemption, statutory right of redemption, marital share and all other exemptions and redemptive rights of every kind, including, but not limited to a statutory right to an elective share in the property in the maker of said Deed of Trust, and all persons claiming through and under said maker.

UNDERSIGNED, as Trustee, does hereby transfer, assign, and set over unto Glenn Cantrell and wife, Donna B. Cantrell, their successors and assigns, all of the covenants or warranties contained in the its aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements, if any, on the property. Undersigned provided timely notice of this sale to the Internal Revenue Service per 26 U.S.C. 7425(b). This conveyance is subject to a right of redemption in favor of the Internal Revenue Service pursuant to the provisions of 26 U.S.C. § 7425 as a result of a certain Junior Notice of Federal Tax Lien under Internal Revenue Laws of record in Instrument No. 20031119-0168563, said Register's Office. Copies of the compliance letters received from the IRS indicating that the proper notice of this sale was provided to the IRS are attached hereto and made a part hereof.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 17th day of Febru, 2004

David M. Smythe, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelby L. Orr, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 17th day of February 2004.

Notary Public

My Commission Expires: January 28, 2006