This Instrument Prepared By: PICK-UP

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Davidson County DEEDTRS
Recvd: 02/20/04 14:10 3pgs
Fees:18.00 Taxes:205.35
20040220-0019839

TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
David and Carolyn Adcock 4036 Maxwell Road Antioch, Tennessee 37013	Same	Map No. 164-00-0 Parcels 222.00, 227.00 and 228.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,500.00.

Affiant

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

Notary Public

My Commission Expires: January 28, 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, David E. Adcock and wife, Carolyn F. Adcock being the highest and best bidders became the purchaser of said property at and for the sum of Fifty-five Thousand Five Hundred Dollars ($55,500.00).

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 David E. Adcock and wife, Carolyn F. Adcock, the following real estate:

Tract II:
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 9/14/74, as follows, to-wit:

Beginning at an iron pin located at the Northeast corner of the John M. Pickard, III, et ux, property of record in Book 3707, Page 167, Register's Office for Davidson County, Tennessee; thence South 85° 50' East 300.0 feet to an iron pin; thence South 3° 45' West East 324.0 feet to an iron pin; thence North 85° 50' West 300.0 feet to an iron pin; thence North 3° 45' East 324.0 feet to the point of beginning, and containing 2.23 acres, more or less.

Being the same property conveyed to Edward H. Boyd by Deed of record in Book 6000, Page 355, Register's Office for Davidson County, Tennessee.

Tract III:
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 at the Northeast corner of the John M. Pickard, III, et ux, property of record in Book 3707, Page 167, Register's Office for Davidson County, Tennessee, and also being the Northwest corner of the Murrell Stewart property of record in Book 4855, Page 452, Register's Office for Davidson County, Tennessee; thence North 3° 45' East 396.6 feet to an iron pin; thence South 87° 11' East 300 feet to an iron pin; thence South 3° 45' West 404.3 feet to an iron pin; thence North 5° 50' West 300 feet to the point of beginning, containing 2.76 acres, more or less.

Being the same property conveyed to Edward H. Boyd by Deed of record in Book 6000, Page 357, Register's Office for Davidson County, Tennessee.

Tract IV:
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 at the Northwest corner of the property conveyed to Murrell Stewart by Deed from Tennie M. Stewart of record in Book 4855, Page 452, Register's Office for Davidson County, Tennessee; thence North 3° 45' East 396.6 feet to an iron pin; thence North 87° 11' West 300 feet to an iron pin; thence South 3° 45' West 392.0 feet to an iron pin; thence South 89° 20' East 300 feet to the point of beginning, containing 2.72 acres, more or less.

The above described property is conveyed subject to an easement for ingress and egress along the Northerly 50 feet of the above described property as shown on said survey.

Being the same property conveyed to Edward H. Boyd by Deed of record in Book 6341, Page 538, 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 David E. Adcock and wife, Carolyn F. Adcock, 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 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 February, 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, 2004