PICK-UP

THIS DOCUMENT PREPARED
FROM INFORMATION PROVIDED
BY THE PARTIES BY:

ROBERT H. STRATTON
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Davidson County DEEDTRS
Recvd: 11/12/04 09:30 2pgs
Fees:13.00 Taxes:236.87
20041112-0136080

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Lance M. Hornbuckle &		69-16
Ernie Midgett	SAME	67
c/o Ernie Midgett		
5215 Rollins Road		
Joelton, Tennessee 30800		

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust (The "Deed of Trust") executed January 9th, 2002, and recorded in the Register of Deeds Office for Davidson County Tennessee , Document # 20020128-00117757, Barbara Simmons conveyed to **Robert H. Stratton,** Trustee, in trust to secure the payment of a certain indebtedness to **Lance M. Hornbuckle and Ernie Midgett** on the hereinafter-described property (the "Property") and performance of the obligations therein set forth; and

WHEREAS, the holder(s) of the debt secured by the Deed of Trust appointed the undersigned ('Grantor") as Trustee by instrument recorded in Instrument #: 20020128-00117757, said Register's Office; and

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

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 8th day of November , 2004, at the entrance to the Chancery Court of the Temporary MetroCenter Metropolitan Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash in hand paid at which sale, **Lance M. Hornbuckle and Ernie Midgett**, ("Grantee"), being the highest and best bidders, became the purchasers of the Property at and for the sum of **SIXTY-FOUR THOUSAND EIGHTEEN AND 50/100 DOLLARS($64,018.50) Dollars.**

NOW, THEREFORE, in consideration of the premises, the undersigned, Robert H. Stratton, as Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, described according to a new survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street 199 feet west of the northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, in the Register's Office for said County, being the corner of Lots Nos. 12 and 13; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with the northerly margin of said Avenue westwardly 100 feet to the easterly margin of a 50 foot unnamed street; thence with the easterly margin of said unnamed street northwardly 136.05 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.52 feet to the southerly margin of said Elizabeth Street; thence with the southerly margin of same eastwardly 79.9 feet to the beginning.

Being the same property conveyed to Lance M. Hornbuckle,Ernie Midgett and William Farmer by deed from J. Robin McKinney, Jr. Administrator of the Estate of Joe Edward Jelley of record in Book 9006, Page 491 Register's Office for said County.

Being the same property conveyed to Barbara Simmons by deed dated September

9th, 1998, from Lance M. Hornbuckle, Ernie Midgett and William Farmer of record in Book 11114, Page 719 Register's Office for said County.

Being the same property conveyed to Robert H,. Stratton, Trustee, by Deed of Trust, from Barbara Simmons , of record in Document # 20020128-00117757 Register's Office for Davidson County, Tennessee.

ADDRESS OF PROPERTY (NOT VERIFIED): 1600 Elizabeth Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said described real estate with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns, forever.

And the Trustee covenants with the Grantee that he is lawfully seized and possessed of said real property as Trustee **ONLY** and, by the terms of the Deed of Trust and Appointment as Trustee, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real property.

The Trustee further covenants and binds himself, his successors, and assigns, to warrant and forever defend the title to said real property to the Grantee, its successors, heirs and assigns, against the lawful claims of any persons claiming by or through him as Trustee, but no further or otherwise; it being the intention of the Trustee to only convey to Grantee no greater title in the subject real property than he received as Trustee and that, as Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, plat or plan; any unpaid taxes; which exist as a lien against said real property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the real property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Further, this sale was advertised and made as Trustee **ONLY**, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, Robert H. Stratton, Trustee, has executed these presents this 10th day of November, 2004.

BY: _____
Robert H. Stratton - Trustee/Grantor

CHRISTINE M. JURKOVIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2004, before me personally appeared Robert H. Stratton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

_____
Notary Public

My Commission Expires: My Commission Expires NOV. 26, 2005

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$SIXTY-FOUR THOUSAND EIGHTEEN AND 50/100 DOLLARS($64,018.50) Dollars.**

_____
Affiant - Robert H. Stratton - Trustee

Sworn and subscribed before me this 10th day of November, 2004.

_____
Notary Public

My Commission Expires: My Commission Expires NOV. 26, 2005

CHRISTINE M. JURKOVIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.