PICK-UP

Davidson County DEEDTRS
Recvd: 04/27/07 10:27 3 pgs
Fees:18.00 Taxes:129.82
20070427-0050335

THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Jim L. Williams, et ux.
5246 Old Higdon Road
Joelton, TN 37080

SEND TAX BILLS TO:
Same

MAP: 47
PARCEL: 118

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TRUSTEE'S DEED

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WHEREAS, on June 24, 2002, **Sandra K. Wilson**, executed to **Jimmy P. Lockert, Trustee**, an Installment Deed on the land hereinafter described, and to secure and make certain the payment of a note therein described, which deed is recorded as **Instrument No. 200302060016442,** Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, and at the request of the lawful holder and owner of said note, James W. Stinnett, Jr., Successor Trustee, having been appointed by Instrument of record recorded as Instrument No. 20070201-0013606, said Register's Office, advertised said land for sale by three publication notices appearing in Nashville Record on March 8, March 15 and March 22, 2007, and on March 27, 2007, at the door to the Register of Deeds Office at the Gaylord Entertainment Center, 501 Broadway, Nashville, Tennessee, offered said land for sale to the highest bidder for cash, as provided in said advertisement, and pursuant to the authority vested in said Successor Trustee, **Jim L. Williams and wife, Pauline H. Williams**, became the purchaser for the sum of **Thirty-Five Thousand, Eighty-Six and 84/100 Dollars ($35,086.84)**, that being the highest, and best bid received.

NOW, THEREFORE, for and in consideration of the sum of **Thirty-Five Thousand, Eighty-Six and 84/100 Dollars ($35,086.84)**, which has been paid in cash, the receipt of which is hereby acknowledged, I, **James W. Stinnett, Jr., Successor Trustee**, by virtue of the power vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer,

and convey unto the said **Jim L. Williams and wife, Pauline H. Williams**, their heirs and assigns, certain real estate located in Davidson County, Tennessee, to-wit:

BEING Tract "X" on the Jesse Hampton Division of Tract No. 16 on the E. E. Brown Lands, not of record; property being described in Book 6365, page 432, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl dated December 4, 1986, as follows:

BEGINNING at a point on the westerly margin of Old Hickory Boulevard, said point being .45 miles from Sulphur Creek road; thence with the westerly margin of Old Hickory Boulevard, North 29 deg. 15' East 130 feet to an iron pin; thence leaving said margin, North 60 deg. 14' 15" West 1506.19 feet to an iron pin; thence North 30 deg. 12' West 495.34 feet to an iron pin; thence South 59 deg. 48' West 101.85 feet to an iron pin; thence South 30 deg. 12' East 576.71 feet to an iron pin; thence South 60 deg. 11' 03" East 1488.37 feet to the point of beginning, **containing 6.0 acres, more or less.**

BEING the same property conveyed to Sandra K. Wilson, by Installment Deed from Jim L. Williams and wife, Pauline H. Williams, of record as Instrument No. 200302060016442, Register's Office for Davidson County, Tennessee.

This conveyance is **subject** to 2007 Davidson County taxes and all back taxes.

TO HAVE AND TO HOLD said property to the said Grantee, their heirs and assigns, forever.

I, James W. Stinnett, Jr., covenant, as Successor Trustee, that I have the right to convey said property, and I convey to the said Grantees the benefit of the covenant of seizing and general warranty contained in said deed, which provided that the purchaser should get an absolute title to said land; but I do not warrant the title personally as Successor Trustee, or for the beneficiary for whom I have acted in the sale of said land.

WITNESS my hand this the 27th day of March, 2007.

James W. Stinnett, Jr.

JAMES W. STINNETT, JR.
Successor Trustee

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. STINNETT, JR., Successor Trustee**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Successor Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Ashland City, Tennessee, this the 27th day of March, 2007.

Grace Hamlett
Notary Public

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 01/26/2008

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $35,086.84.

James W. Stinnett, Jr., Agt.
Affiant

Subscribed and sworn to before me, this the 27th day of March, 2007.

Grace Hamlett
Notary Public

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 01/26/2008