Davidson County DEEDTRS
Recvd: 03/06/08 08:45 3 pgs
Fees:18.00 Taxes:277.50
20080306-0022382

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

ADDRESS NEW OWNER:
W. D. Hall and wife, Sue L. Hall
231 Green Harbor Road
Unit 64
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

MAP: 72-16
PARCEL: 211

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TRUSTEE'S DEED

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WHEREAS, on August 31, 1999, **Keith E. Barr and wife, Deborah A. Barr** executed to **Wm. G. Wilkinson, 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 in **Book 11650, Page 557,** 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, Wm. G. Wilkinson, Trustee, advertised said land for sale by three publication notices appearing in The Tennessean on February 1, 8, and 15, 2008, and on February 29, 2008, at the door of the Davidson County Register of Deeds, Sommet 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 Trustee, **W. D. Hall and wife, Sue L. Hall** became the purchasers for the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)**, that being the highest, and best bid received.

NOW, THEREFORE, for and in consideration of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)**, which has been paid in cash, the receipt of which is hereby acknowledged, I, **Wm. G. Wilkinson, 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 **W. D. Hall and wife, Sue L. Hall**, their heirs and assigns, certain real estate located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Porter Heights, Part 2, of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Keith E. Barr and wife, Deborah A. Barr, by Installment Deed from W. D. Hall and wife, Sue L. Hall, of record in Book 11650, Page 557, Register's Office for Davidson County, Tennessee.

This conveyance is **subject** to 2008 Metro Davidson County taxes, 2007 Metro Davidson County taxes, and all back taxes; setback lines and easements as shown on said plat; and IRS right of redemption.

This is improved property known as 1508 Hayden Drive, Nashville, Tennessee 37206.

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

I covenant, as 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 Trustee, or for the beneficiary for whom I have acted in the sale of said land.

WITNESS my hand this the 5th day of March, 2008.

Wm. G. Wilkinson, 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 **Wm. G. Wilkinson, Trustee**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Ashland City, Tennessee, this the 5th day of March, 2008.

Notary Public

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

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**.

James W. Stennett, Jr. Agt.
Affiant

Subscribed and sworn to before me, this the 5th day of March, 2008.

Grace Hamlett
Notary Public

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

My Commission Expires: 12-27-2011