THIS INSTRUMENT PREPARED BY H. PHILIP SADLER, ATTORNEY, DONELSON, TENNESSEE

TRUSTEE'S DEED

BOOK 4389 PAGE 556

MAP 43-15
PAR 188, 187

WHEREAS, by Deed of Trust, Dated March 26, 1966, of record in Book 4018, page 577, in the Register's Office for Davidson County, Tennessee, George Ewin, Jr. conveyed the property hereinafter described to W. G. Traber, Trustee, to secure the payment of the indebtedness mentioned and described in said Deed of Trust; and

WHEREAS, default was made in the payment of said indebtedness, and in the performance of the other covenants and agreements contained in said Deed of Trust, and Charlie Swan, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments as described in said Deed of Trust due and payable and called upon the undersigned Trustee to exercise the power of sale converred by the terms of said Deed of Trust and to sell the hereinafter described property; and

WHEREAS, the said W. G. Traber, Trustee, did give notice of the time and place of sale of said property by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, Davidson County, for three consecutive weeks, or twenty days one insertion of said advertisement of notice appearing in each of the issues of said newspaper on September 9, September 16 and September 23, 1969, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, W. G. Traber, Trustee, did offer said property for sale at public outcry to the highest bidder for cash, and in bar of the right of equity of redemption and homestead on Tuesday October 14, 1969, at 12:00 o'clock noon, at the front and south door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Charlie Swan was the highest and best bidder, his bid being THREE THOUSAND NINE HUNDRED FIFTY-FIVE DOLLARS and TWENTY-THREE CENTS ($3955.23) and the said Charlie Swan being the holder of the indebtedness secured by the Deed of Trust authorizing the sale herein made, and said indebtedness and the costs of said sale amounting to more than the highest bid, he is not required to pay any cash to the Trustee.

NOW, THEREFORE, in consideration of the premises I, W. G. Traber, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Charlie Swan, his heirs and assigns, the

New owner:
Charlie Swan
8233 Lure Lane
Hermitage Tenn.

Tax Bills:
Same

following described property situated in Davidson County, Tennessee, to wit:

Beginning at a point on the east margin of the Larkin Spring Road five hundred sixty-five (565) feet north of the seller's south line, which point is also the northwest corner of the tract sold to Mr. Clifford Bennett; thence easterly with the north line of the Bennett tract , four hundred (400) feet to a point that is the north east corner of the Bennett tract and the southeast corner of this tract; thence northerly one hundred (100) feet parallel to the aforesaid Larkin Spring Road; thence westerly four hundred (400) feet to the east margin of the Larkin Spring Road; thence southerly with aforesaid east margin, one hundred (100) feet to the beginning and containing forty thousand (40,000) square feet, more or less, and being part of the tract conveyed to William I. Love by deed from Mrs. Sallie W. Love, recorded in Book 1816, page 615, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George Ewin, Jr. by deed from Roy C. Kinsey and wife, Lottie B. Kinsey, of record in Book 4000, page 205, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded from this conveyance, said property being heretofore released by Charlie Swan, of record in Book 4325, page 126, Register's Office for Davidson County, Tennessee, the following described property:

Being Lot #1, on the plan as of record in Book 4270, page 632, R.O.D.C.. Beginning at an iron pipe on the east margin of Larkin Springs Road and being the southwesterly corner of said tract, thence N 6 deg. 10' E. 100.0 feet along Larkin Springs Road to an iron pipe; thence S 84 deg. 14' E 133.333 feet to a point; thence S 6 deg. 10' W. 100.0 feet to a point; thence N 84 deg. 14' W. 133.333 feet to the beginning point.

This conveyance is made subject to any and all unpaid taxes and restrictions of record in the plat of said property. This is improved property and known as _____

TO HAVE AND TO HOLD said tract of land together with all appurtenances; estate, title and interest thereto belonging to the said Charlie Swan. his heirs and assigns forever.

I, W. B. Traber, Trustee, under the terms of the said Deed of Trust, do hereby transfer, assign and convey unto the said Charlie Swan, his heirs and assigns, all the right, title and interest in and to said property which is vested in me and which I have the right to convey, in a full and ample manner as I, W. G. Traber, as Trustee, under the terms of said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned W. G. Traber, as Trustee, has hereunto set his hand this 12 day of November 1969.

W. G. Traber

TRUSTEE

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G
S
N

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 1389 PAGE 558

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

Witness my hand and official seal at Donelson, Tennessee, on this the 12 day of November 1969.

NOTARY PUBLIC PHILIP SADLER DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: Jan 27, 1970

A 64993

IDENTIF. REFERENCE!

JAN 2 10 05 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 3955.23. Affiant Charlie Swan

Subscribed and sworn to before me this 2 day of Jan 19 70

Deputy Register B Rumble

JAN-2?	CONV	*3,955.23			
JAN-2?	S'TAX		B*	10.40	
JAN-2?	PR'FEE		B*	.50	
JAN-2?	W'DEED		B*	4.50	* 15.40