Address New Owner:

Ray M. Batts
502 Thompson Lane
Nashville, Tenn. 37211

Send tax bills to:

Ray M. Batts
502 Thompson Lane
Nashville, Tenn. 37211

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Map and Parcel No.

110-14-253

FEB20 CONV *4,500.00
FEB20 S'TAX A* 11.70
FEB20 PR'FEE A* 5.50
FEB20 DEED A* 4.50

TRUSTEE'S DEED

Prepared by:
T. T. McCarley
900 American T. Bldg
Nashville, Tenn.

THIS INSTRUMENT made and entered into on this, the 20th day of February, 1970, by and between T. T. McCARLEY, Trustee, Party of the First Part, and RAY M. BATTS and wife, MILDRED D. BATTS Party (ies) of the Second Part,

WHEREAS, by deed dated April 30, 1969, of record in Book 4329, page 412, in the Register's Office for Davidson County, Tennessee, LES WICKER and wife, ALICE AUDREY WICKER, conveyed to the First Party as Trustee the hereinafter described real estate, to secure a promissory note in the original principal amount of Five Thousand Two Hundred Thirty-five and 96/100 Dollars ($,5235.96), said note bearing interest at six per cent (6%) per annum, and being payable at the rate of Fifty-eight and 14/100 Dollars ($58.14) per month; and

WHEREAS, default has been made in the payment of said note, and the holder thereof having directed the First Party to sell said property as provided by said installment deed, the First Party did on January 27th, 1970, advertise said property for sale on this date, said advertisement being carried in the Nashville Record, a weekly newspaper published in Davidson County, Tennessee, for three consecutive publications thereof, and pursuant to said publications on this date at 12:00 noon,

Central Standard Time, the First Party offered said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee, after receiving competitive bids, sold said property to

at the price of $ 4,500.00 , this being the highest, last and best bid and being the balance due on said note with accrued interest to this date.

NOW, THEREFORE, THIS DEED WITNESSETH:

That for and in consideration of the premises and the said sum of $4,500.00 , which has been applied against said indebtedness, said sum being the highest, best and last bid, the First Party has this day bargained and sold and does hereby sell, transfer and convey unto the Second Party (ies) his (her) (their) heirs and assigns, the following described real estate located in Nashville, Tennessee, and more particularly described as follows:

Being Tract No. 1 of a survey and Resubdivision of Lot "B", Plan of William Lee Subdivision of the Roth Property, as of record in Book 1130, page 67, Register's Office for said County, more particularly described according to an unrecorded survey made thereof by William Collier Parrish Associates, Civil Engineers, on November 13, 1957, as follows:

Tract No. 1 fronts 75 feet on the north side of East Radnor Avenue, as now located, and runs back between lines, 179.35 feet on the west side, and 180.9 feet on the east side to a dead line in the rear, measuring 82.90 feet thereon.

Being the same property conveyed to T. T. McCarley, Trustee, by deed from Les Wicker and wife, Alice Audrey Wicker, of record in Book 4329, page 412, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the Party (ies) of the Second Part, his (her) (their) heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the First Party as Trustee does hereby transfer, assign and set over unto the Second Party (ies) all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

IDENTIF. REFERENCE FEB 20 3 12 PM '70 FELIX A. HALL, JR. DAVIDSON CO. TENN.

WITNESS the signature of the First Party on the day and date first above written.

T. T. McCarley
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Dempsey Hall, a Notary Public in and for the aforesaid State and County, the within named T. T. McCarley, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of February, 1970.

W. Dempsey Hall
Notary Public

My commission expires: 4/25/71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever greater, for this transfer is $1500.00

Subscribed and sworn to before me, this the 20th day of Feb. 1970

T. T. McCarley
Affiant

My commission expires: 4/25/71 (Affix Seal)

W. Dempsey Hall
Notary Public

469207