This Deed Prepared by J. A. Carney, Attorney, 731 Stahlman Building, Nashville, Tennessee

MAIL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO.
Benjamin Paul Moncus Rte 1, Reeves Road Antioch, Tenn. 37013	Benjamin Paul Moncus Rte 1, Reeves Road Antioch, Tenn. 37013	2D14560

TRUSTEES DEED

WHEREAS, by INSTALLMENT DEED by James L. Taylor and wife, Sarah R. Taylor to Tom G. Coleman, Jr., Trustee, and recorded in Book 3821, page 543, Register's Office for Davidson County, Tennessee, and to Lin S. Williams, appointed as Substitute Trustee in an instrument of record in the Register's Office of Davidson County, Tennessee, in Book 440, page 601, to secure a promissory note therein described and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the said Lin S. Williams, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said Lin S. Williams, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the south door of the Courthouse in Nashville, Tennessee, on April 7, 1970 at twelve o'clock noon; and

WHEREAS, at the time and place of said advertisement the said Lin S. Williams, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder and the highest and best bid received was that of Benjamin Paul Moncus, an unmarried person, in the amount of $4550.42.

Now, therefore, Lin S. Williams, Substitute Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, Lin S. Williams, Substitute Trustee, therefore, sell, transfer, and convey unto the said purchaser, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a part of Lot No. 3A, J. G. Reeves Plan recorded in Book 3, page 17, Chancery Court, Nashville, Tennessee, Beginning at an iron pin located in the westerly margin of the N. C. & St. L. Railroad, S 34 degrees 00 minutes E, 51.5' from the southwest intersection of the margins of Reeves Road and the N. C. & St. L.Railroad, running thence the following courses and distances:

1. S. 34 degrees 00 minutes E along the westerly margin of the N. C. & St. L. Railroad 74.4' to an iron pin, the original southwest corner of Lot No. 3A thence;

2. S 58 degrees 30 minutes W along the original south line of Lot 3A 137.5' to an iron pin, the original southwest corner of Lot 3A thence;

APR 29 CONV *4,550.42
APR 29 S'TAX A* 11.96
APR 29 PR'FEE A* .50
APR 29 W'DEED A* 3.00 * 15.46

3. Along the original west line of Lot 3A N 32 degrees 15 minutes W 78.3' to an iron pin, thence;

4. N. 60 degrees 00 minutes E for a distance of 136.0' to an iron pin and the point of beginning.

All in accordance with a survey and plat by Hickerson-Miller dated April 23, 1959.

Being the same property conveyed to John E. Butler and wife, Margie C. Butler by deed from James Taylor and wife, Sarah R. Taylor of record in Book 4287, page 142, R.O.D.C., Tennessee, wherein said purchasers assumed a first mortgage of record in Book 2907, page 164, Register's Office for Davidson County, Tennessee, and a second mortgage of record in Book 3821, page 543, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Benjamin Paul Moncus, his heirs and assigns. This conveyance is made subject to the powers vested in me as Substitute Trustee and I assign the benefit of all warranties vested in him by said Deed, but not otherwise. This conveyance is made subject to 1970 realty taxes and restrictions as to building and use.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, on this 7th day of April 1970.

Lin S. Williams, Substitute Trustee

A 75 9 2 0 REFERENCE IDENTIFICATION 2 14 PM '70 Apr 29 FELIX Z. WILKINSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Ezell, a Notary Public in and for the County and State, the within named, Lin S. Williams, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April 1970.

Betty Ezell
NOTARY PUBLIC

My Commission Expires: 5/28/72

NOTARY PUBLIC DAVIDSON COUNTY TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $4550.42 J.P. Carney

Subscribed and sworn to before me this 29th day of April 1970

Deputy Register Geo. Williams