NEW OWNER: BETTIE M. SPAIN
Route 3, Box 429
Goodlettsville, Tn.
37072

JOHNSON & EDWARDS
ATTORNEYS AT LAW
XXXXXXXXXXXXXXXX
NASHVILLE, TENNESSEE 37201
800 Stahlman Building

SEND TAX BILLS TO: SAME

L. KENNETH JOHNSON, TRUSTEE, TO BETTIE M. SPAIN

Map 6
Par. 36.3
PW

TRUSTEE'S DEED
BOOK 4430 PAGE 601

This instrument made and entered into on this the 25th day of June, 1970, by and between L. Kenneth Johnson, Trustee, party of the first part, and Bettie M. Spain, party of the second part.

Whereas, by Installment Deed dated November 22, 1963, and recorded in Book 3645, Page 457, Register's Office for Davidson County, Tennessee, in which deed the conveyees joined and conveyed the property to L. Kenneth Johnson, Trustee, to secure the payment of said note; and

Whereas, default was made in the payment of said note, and the holder, Zack Q. Myers and wife, Toccoa B. Myers, thereof, having directed the first party to sell said property, as provided for in said installment deed, the first party after more than twenty (20) days' notice by three (3) publications in the Trades and Labor News, a legal publication in and for said Davidson County, Tennessee, as provided for in said installment deed, did advertise said property to be sold on this date, and pursuant to said notice on this date at 12:00 o'clock noon, did sell said property at the south door of the court house being the front door in Davidson County, Tennessee, after receiving competitive bids from Roy Spain and Zack Q. Myers, and further, being witnessed by Dewey Pedigo, esquire, Mrs. Roy Spain, and Mr. and Mrs. Bice, and others, did sell and sold said property to Mrs. Bettie M. Spain at the price of THREE THOUSAND, FOUR HUNDRED FIFTY AND NO/100 DOLLARS ($3,450.00), this being the highest, last and best bid.

Now, therefore, this deed witnesseth: That for and in consideration of the party of the second part paying Three Thousand, Four Hundred Fifty and no/100 Dollars ($3,450.00) cash in hand paid, receipt of which is hereby acknowledged; the first party has this day bargained and sold, and does hereby sell, transfer and convey unto the second party, her heirs and assigns, the following described property located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,450.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 25 day of June 1970

E. L. Edwards
NOTARY PUBLIC

221-70

A tract of land, situated about 5½ miles north of Goodlettsville, in the 10th Civil District, and described according to a survey by Odo E. Rhodes, surveyor, September 19, 1963, as follows:
BEGINNING at the southwest corner in the center of Bakers Station Road; said point being westerly with the center of road 1901 feet from a walnut tree in the east boundary line of the Myers tract at the south edge of road; thence N. 53 3/4° E. with Myers and just south of a drain 460 feet to twin wild cherries in the right of way line the L & N R.R.; thence N. 28° W. with the R. R. 200 feet to a stake; thence S. 49° W. with Myers 583 feet to the center of Bakers Station Road; thence S. 69½° E. 176.5 feet with road to the beginning, containing 2.00 acres, more or less.
BEING the same property conveyed to George L. Fuqua and wife, Hazel Hudson Fuqua, from Zack Q. Myers and wife, Toccoa B. Myers, dated the 22nd day of November, 1963, as recorded in Installment Deed Book 3645, Page 457, Register's Office, Davidson County, Tennessee.

This property is sold subject to the liens of all unpaid taxes and restrictive covenants as of record and apparent.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, her 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, all of the covenants and warranties contained in the aforesaid installment deed, and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

WITNESS the signature of the first party on this the day and date first above written.

A83340

IDENTIFICATION REFERENCE
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
JUL 13 9 22 AM '70

JUL 13 70 CONV A* 3,450.00
JUL 13 70 S'TAX A* 8.84
JUL 13 70 PR'FEE A* .50
JUL 13 70 W'DEED A* 3.00 * 12.34

L. KENNETH JOHNSON - TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of June, 1970.

NOTARY PUBLIC AT LARGE, TENNESSEE

NOTARY PUBLIC

My commission expires: 7-29-70.