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

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

SEND TAX BILLS TO: SAME

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

Map. 6
Par. 36.6

TRUSTEE'S DEED

BOOK 4430 PAGE 603

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 April 21, 1964, and recorded in Book 3710, Page 408, 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 Zack Q. Myers, and further, being witnessed by Dewey Pedigo, esquire, Mr. and 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 TWO THOUSAND FIFTY AND NO/100 DOLLARS ($2,050.00), 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 Two Thousand Fifty and no/100 Dollars ($2,050.00) 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:

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,050.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 24 day of June 1970

NOTARY PUBLIC

My Commission Expires 7-27-72

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

Tract No. 13 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10th Civil District, and described according to a survey by Odo E. Rhodes, as follows:
BEGINNING at a point in the center of Bakers Station Road at the southwest corner of Tract #14 as conveyed to George L. Fuqua, et ux, by deed of record in Book 3645, Page 457, Register's Office for said County; thence with said Tract #14 North 53° 45' East 460 feet to the L & N Railroad right of way; thence South 28° East 200 feet to a point, the corner of Tract #12; thence with Tract #12, South 57° 45' West 424 feet to the center of Bakers Station Road; thence with the center of said road North 34° 15' West 140 feet to the beginning, and containing 1.8 acres, more or less.
BEING the same property conveyed to George L. Fuqua and wife, Hazel Hudson Fuqua, by deed of record in Book 3710, Page 408, Register's Office, Davidson County, Tennessee, from Zack Q. Myers, et ux.

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.

A883411

IDENTIFICATION REFERENCE

JUL 13 9 22 AM '70

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

JUL 13 70 CONV *2,050.00
JUL 13 70 S'TAX A* 5.20
JUL 13 70 PR'FEE A* .50
JUL 13 70 W'DEED A* 3.00 * 8.70

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.

E. L. Edwards
NOTARY PUBLIC

My commission expires: 7-29-70.