Buyer M. S. Poteat et al.
450 Craighead St.
Nash. Tenn 37204

Tax Bills
Same

This instrument prepared by Richard Dance, 601 Broadway, Nashville, Tenn.

TRUSTEE'S DEED

BOOK 4471 PAGE 636

Map 103-2
Par. 155
PW

WHEREAS, by a Deed of Trust dated November 1, 1967, and recorded in Trust Deed Book 4187, Page 514, Register's Office, Davidson County, Tennessee, Robert L. Guye and wife, Norma Dean Guye conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Richard Dance, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Richard Dance, Trustee, did give twenty-one days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in the county where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of December 8, 15, 22, 1970,

stating that on December 31, 1970, at the South door of the Court House in Nashville, Davidson County, Tennessee, at 1:00 o'clock p.m., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes ~~and Deed of Trust of record in Book xxxxxxxxxx Page xxxxxxxxxxxx Register's Office xxxxxxxxxxxxxxxxxx County, Tennessee~~; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Richard Dance, Trustee, offered said property for sale at public outcry and sold said property to M. S. Poteat and Joe H. Miles, for $ 27,000.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Richard Dance, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said M. S. Poteat and Joe H. Miles, their heirs (hereinafter referred to as Grantee), ~~its successors~~ and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Being part of lot No. 25 on the Plan of the subdivision of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, April 10, 1955, as follows:

JAN-5=	CONV	33,808.91			
JAN-5=S'TAX			A*	87.88	
JAN-5=PR'FEE			A*	.50	
JAN-5=	W'OFED		A*	3.00	* 91.38

Beginning on the easterly margin of White Bridge, formerly Whitworth, Road at a point 187 feet south of the southerly margin of Burgie Street; thence with said Road southwardly 50 feet to the northwest corner of the property conveyed to W. L. Slodek, Sr. and wife, by deed from C. M. Crow, Trustee, et al, of record in book 1718, page 382, said Register's Office; thence with the northerly line of said Slodek property eastwardly 200 feet to the southwest corner of the property conveyed to Edward C. Wilkinson and wife, by deed from Alphonso Parnanzini and wife, of record in book 2027, page 459, said Register's Office; thence with the westerly line of said Wilkinson property northwardly 50 feet; thence westwardly 200 feet to the beginning.

Being the same property conveyed to James M. Maddox and wife, Omega Maddox, by deed from Charles G. Anderton and wife, of record in book 2040, page 315, said Register's Office.

This conveyance subject to deed of trust of record in BOOK 3733, page 37, Register's office DAVIDSON County, Tenn.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, ~~its successors~~ and assigns forever, but subject to any and all unpaid taxes ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 31st day of December, 1970.

Richard Dance, Trustee
Trustee

IDENTIF. REFERENCE

JAN 5 2 37 PM '71
FEE $ 1.10 REGISTER
DAVIDSON COUNTY, TENN.

B00990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, S. Jackson Faris, a Notary Public in and for said County and State, the within named Richard Dance, 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 office in said County and State, this the 31st day of December, 1970.

S. Jackson Faris
Notary Public

My Commission Expires: My Commission Expires JAN. 23, 1972

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $33,808.91. Affiant Hayes Beard

Subscribed and sworn to before me this 5th day of January 1971

Deputy Register W. W. Allcorn