This instrument prepared by:
Earl J. Porter, Jr., Atty. (mp)
1406 Nash. Tr. Bldg.
Nashville, Tenn.

TRUSTEE'S DEED

BOOK 4494 PAGE 421

Owner's Name and Address	Send Tax Bills to:	MAP Parcel Number
Doyle Arthur Boyd, Jr., etux 5224 Buena Vista Road Nashville, Tennessee 37218	Security Federal & Sav. 500 Union Street Nashville, Tennessee	Map 49 Parcel 136

WHEREAS, by a Deed of Trust dated August 19, 1970 and recorded in Book 4443, Page 384, Register's Office, Davidson County, Tennessee, James Albert Beerman and wife, Dorothy Beerman conveyed to Billy C. Donnell, 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 Billy C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Billy C. Donnell, Trustee, did give twenty 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 March 23, 30, and April 6, 1971, stating that on April 15, 1971, at the South door of the Court House in Nashville, Davidson County, Tennessee, at 12 O'Clock, Noon, 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 that may be a lien on the property and a lien of record in Book 3545, page 543, Register's Office for Davidson County, Tennessee, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Billy C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to Doyle Arthur Boyd, Jr., and wife, Cynthia Donnell Boyd for NINETEEN THOUSAND SEVEN HUNDRED FORTY FIVE AND 86/100 ($19,745.86) DOLLARS, 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, Billy C. Donnell, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto said DOYLE ARTHUR BOYD, JR., AND WIFE, CYNTHIA DONNELL BOYD, their heirs 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:

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $19,745.86 actual. B. C. Donnell
Subscribed and sworn to before me this 14th day of April 1971
Deputy Register

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, April 7, 1955, as follows:

Beginning at a point in the center line of Buena Vista Turnpike at the intersection of the same and a point in the center of a ditch or ravine being the southwest corner of the property conveyed to J. C. Smith and wife, by two deeds from Era Donnell of record in Book 1306, page 590, and in Book 1318, page 79, Register's Office for said County; thence with the center line of said Turnpike south 11° 0' east 200 feet; thence north 78° east 760 feet to a point in Whites Creek, thence with the same north 21° 15' west 28 feet, north 50° west 165 feet, and north 39° 30' west 49 feet to the center of a ditch or ravine; thence with the center of the same south 78° west 631 feet to the beginning.

Being the same property conveyed to James Albert Beerman and wife, Dorothy Beerman, by deed from Billy C. Donnell and wife, of record in Book 4184, Page 228, said Register's Office.

Subject to easement for right-of-way of Buena Vista Turnpike lying within boundaries of premises.

This property is improved and known as 5224 Buena Vista Road, Nashville, Tenn.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said DOYLE ARTHUR BOYD, JR., AND WIFE, CYNTHIA DONNELL BOYD, their heirs and assigns forever, but subject to any and all unpaid taxes and lien of record in Book 3545, Page 543, Register's Office for said County.

And I do further transfer and assign unto the said DOYLE ARTHUR BOYD, JR., AND WIFE, CYNTHIA DONNELL BOYD, 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 15th day of April, 1971.

Billy C. Donnell
Trustee

APR 19 CONV 19,745.80
APR 19 S'TAX A* 51.22
APR 19 PR'FEE A* .50
APR 19 [illegible] A* 3.00 54.72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marie H. Patterson, a Notary Public in and for said County and State, the within named Billy C. Donnell, 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 15th day of April, 1971.

Marie H. Patterson
Notary Public

My commission expires: My Commission Expires July 31, 1972

B 11437

IDENTIF. REFERENCE

APR 19 1 20 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TRUSTEE DEED

Billy C. Donnell, Trustee

To

Doyle Arthur Boyd, Jr., and wife, Cynthia Donnell Boyd

AL 6-0408