This instrument prepared by: PORTER & SPANN
Attorneys At Law
Nashville, Tenn. 37217

BOOK 4516 PAGE 579

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LEONARD WAUGH, ET UX Box 234 Yuma, Tennessee 38390	Commerce Union Bank Main Office Nashville, Tennessee 37219	Map 107-14 Par. 89 Pd

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 25, 1970, of record in Book 4437, pages 248 and 249, Register's Office for Davidson County, Tennessee, William R. Waugh and wife, Sharlyn F. Waugh conveyed the property hereinafter described to Robert F. Spann, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument and Leonard Waugh and wife, Clara Waugh, the lawful owner and holder of said indebtedness, having declared all of the installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Robert F. Spann, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on June 1, June 8, and June 15, 1971, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes, and a first mortgage held by Commerce Union Bank, Nashville, Tennessee, on Tuesday, June 29, 1971, at 12:00 o'clock Noon at the south door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Leonard Waugh and wife, Clara Waugh, was the highest and best bidder, the amount of their bid being in the

sum of THREE THOUSAND FIVE HUNDRED SEVENTY-ONE AND 59/100 ($3,571.59) DOLLARS, and the said Leonard Waugh and wife, Clara Waugh being the holder of the indebtedness secured by said Deed of Trust, together with the expense of said sale amounting to more than said bid, accordingly they were not required to pay any cash to the Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Robert F. Spann, Trustee, have bargained and sold and by these presents do transfer and convey unto Leonard Waugh and wife, Clara Waugh, the following described property situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 192 on the Plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.
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> Said Lot No. 192 fronts 70.0 feet on the westerly margin of Alladin Drive, and runs back between parallel lines measuring 143.0 feet on each line to a dead line in the rear measuring 70.0 feet thereon.
>
> Being the same property conveyed to Robert F. Spann, Trustee, by deed from William R. Waugh and wife, Sharlyn F. Waugh of record in Book 4437, page 248, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Leonard Waugh and wife, Clara Waugh, their heirs and assigns forever.

I, Robert F. Spann, Trustee under said Deed of Trust, do hereby transfer, assign and convey unto the said Leonard Waugh and wife, Clara Waugh, their heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Trustee, under said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned Robert F. Spann, Trustee, has hereunto set his hand this the 29th day of June, 1971.

ROBERT F. SPANN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, William E. Porter, a Notary Public in and for said County, and State, the within named Robert F. Spann, the bargainor, with whom I am personally acquainted, and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30 day of June, 1971.

William E. Porter

Notary Public

WILLIAM E. PORTER NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

May 18, 1975

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $11,548. Affiant Robert F. Spann

Subscribed and sworn to before me this 2nd day of July 19 71

Deputy Register W. W. Williams

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IDENTIF. REFERENCE

Jul 2 9 23 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-2[illegible]	COMM	11,548.00			
JUL-2[illegible]	STAX		A*	29.90	
JUL-2[illegible]	PRTFEE		A*	.50	
JUL-2[illegible]	VOUCH		A*	6.00	* 36.40