BOOK 4522 PAGE 771

THIS INSTRUMENT PREPARED BY:
HAYNES, SMITH & LENAHAN
ATTORNEYS AT LAW
142 NORTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072

ADDRESS NEW OWNER:
BANK OF GOODLETTSVILLE,
GOODLETTSVILLE, TENNESSEE
SEND TAX BILLS TO:
SAME

Map. 43-15
Par. 12
PW

TRUSTEE'S DEED

This instrument, made and entered into on this 6th day of April, 1971, by and between G. G. Garrett, Jr., Trustee, party of the first part, and Bank of Goodlettsville, party of the second part:

WHEREAS, by a deed of trust dated December 22, 1969, of record in the Register's Office for Davidson County, Tennessee, in Book 4387, page 725, Emmet S. Denson and wife, Mary Elizabeth Denson, conveyed to G. G. Garrett, Jr., Trustee, the hereinafter described real estate; and,

WHEREAS, at the request of the holder of said indebtedness, I. G. G. Garrett, Trustee, under and by virtue of the powers vested in me as such trustee in said deed of trust, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications, namely: March 18 and 25, and April 1, 1971, in the Goodlettsville Gazette, Goodlettsville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said deed and subject to all restrictions of record, all unpaid taxes and any other prior liens of record.

Pursuant to said advertisement, on Tuesday, April 6, 1971, at 12:30 p.m. at the south door of the courthouse in Nashville, Davidson County, Tennessee, I, G. G. Garrett, Jr., as Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described, for cash, and

JUL 23	CONV	*2,000.00				
JUL 23	S'TAX		A*	5.20		
JUL 23	PR'FEE		A*	.50		
JUL 23	W'DEED		A*	6.00	*	11.70

in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, specifically including the deed of trust securing an indebtedness to the Bank of Goodlettsville set out above, at which time after receiving competitive bids, sold said property to the Bank of Goodlettsville, at the price of One Thousand Six Hundred Twelve and 16/100 ($1,612.16) Dollars, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, G. G. Garrett, Jr., Trustee, do hereby sell, transfer and convey to the Bank of Goodlettsville, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, the following described real estate, to-wit:

> A lot of land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plat of Reed and Jenkins Subdivision of the Booker Marshall land, as of record in Book 843, page 73, in the Register's Office of Said County.
>
> Said Lot No. 5 fronts 50 feet on the westerly margin of Larkin Springs Road, or Madison Road, and runs back between parallel lines 229 feet to a dead line.
>
> Being the same property conveyed to Annie Margaret Denson (Kuhn) formerly Chandler, by deed from Lillie Lemons, of record in Book 1431, page 123, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Emmet S. Denson and wife, Mary Elizabeth Denson, by deed from Annie Margaret Denson Kuhn, and husband, of record in Book 3645, page 445, R. O. D. C., Tenn.

I, G. G. Garrett, Jr., Trustee, convey to the Bank of Goodlettsville all the rights conveyed to me as such Trustee in said deed, including such covenants and warranties as I, as such Trustee, may lawfully make. All my actions in the premises

are done solely as Trustee and not otherwise, under the power vested in me under said deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, this 22 day of June, 1971.

G. G. Garrett, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named G. G. Garrett, Jr., 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, this 22 day of June, 1971.

Notary Public

My Commission Expires: 7-31-73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is 2000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me

this 22 day of June, 1971.

Notary Public

My Commission Expires: 7-31-73

IDENTIF. REFERENCE
JUL 23 11 05 AM '71
FEE $ REGISTER
DAVIDSON COUNTY, TENN.

B 2 4 1 0 0