This instrument prepared by:

Eugene Jackson
Attorney at Law
American Trust Bldg.
Nashville, Tenn. 37219

Send statements to:

Malcolm L. Barrett
976 Murfreesboro Road
Nashville,
Tennessee

2D 05650
Map No. 134-8
Parcel No 10

BOOK 4530 PAGE 983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

EUGENE JACKSON, after first being duly sworn, makes oath that the actual value of this conveyance is $15,000.00.

Sworn to before me this 20th day of August, 1971.

N.P.

Affiant

My C. E. 4/26/71

.....

0620 CONV 15,000.00
0620 STAX TRUSTEE'S DEED A* 39.00
0620 PRFEE A* .50
0620 WDEED A* 4.00 * 43.50

WHEREAS, default was made in the terms, conditions and payments made and provided for in a Deed of Trust dated August___, 1969, executed by Roy E. Smithson, and wife, Georgia R. Smithson, to Robert L. Jackson, Substitute Trustee, recorded in Book 4361, page 385, and in Book 4518, page 544, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested to do so by the lawful holder and owner of the indebtedness secured by said deed of trust, I, Robert L. Jackson, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, Thursday, August 19, 1971, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at public outcry, to the highest, best and last bidder for cash, free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were expressly waived in said Deed of Trust; but subject to any taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, Robert L. Jackson, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifteen Thousand ($15,000.00) Dollars and the said property was knocked off and sold to Malcolm L. Barrett and wife, Rachel S. Barrett, for said sum.

NOW, THEREFORE, in consideration of the premises and the sum of Fifteen Thousand ($15,000.00) Dollars cash, paid by Malcolm L. Barrett, et ux, by

crediting the same on the mortgage note executed by Roy E. Smithson, and wife, Georgia R. Smithson. I, Robert L. Jackson, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to Malcolm L. Barrett and wife, Rachel S. Barrett, their heirs and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 26 on the Map of Bowood Heights Subdivision, as of record in Book 2331, page 47, said Register's Office.
>
> Said Lot No. 26 fronts 122.0 ft. on the westerly side of Ezell Road and extends back 291.2 ft. on the northerly line and extends back 253.8 ft. on the southerly line to the rear measuring 111 ft. thereon.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Malcolm L. Barrett, et ux, their heirs and assigns, forever.

And I covenant with the said Malcolm L. Barrett, et ux, that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any taxes that may be a lien against the property.

I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to said real estate to Malcolm L. Barrett, et ux, their heirs and assigns, against the lawful claims of all persons claiming by or through me as Substitute Trustee, but no further or otherwise, it being my intention only to convey to Grantees no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 20th day of August, 1971.

27783

TAX IDENTIF. REFERENCE

AUG 20 2 14 PM '71

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Robert L. Jackson, Sub. Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Robert L. Jackson, after first being duly sworn, appeared before me, the undersigned, a Notary Public in and for said county and state, and made oath that he executed the foregoing instrument for the purposes contained therein.

Notary Public

My Commission Expires: 4/26/75