This Instrument Was Prepared By Dewey W. Pedigo of The Law Firm Pedigo & Saindon, 301 Stahlman Building, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grady P. Ghee Sr (NAME:)	(NAME:)	Map 148-16
Mt. View Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 54
Antioch Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

TRUSTEE'S DEED BOOK 4706 PAGE 350

WHEREAS, by deed of trust dated June , 1968 of record in Book 4245, page 65, Register's Office for Davidson County, Tennessee, William Luther Potter and wife, Lennis Marie Potter conveyed the property hereinafter described to Phillip Saindon, 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 Grady P. Ghee, Sr. and wife, Era Bennett Ghee, the lawful owner and holder of said indebtedness, having declared all of the unpaid 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 Phillip Saindon, 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 consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on April 17, April 24 and May 1, 1973, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Phillip Saindon, 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, on Thursday, May 10, 1973 at 12:00 o'clock noon at the south door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Grady P. Ghee, Sr. and wife, Era Bennett Ghee was the highest and best bidder, the amount of their bid being in the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 ($2,500.00) DOLLARS, and the said Grady P. Ghee, Sr. and wife, Era Bennett Ghee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this conveyance is $2500.00
Affiant
Subscribed and sworn to before me, this the 10 day of May 19 73
Notary Public
My commission expires: 11-4-74 (Affix Seal)

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, Phillip Saindon, Trustee, have bargained and sold and by these presents do transfer and convey unto Grady P. Ghee, Sr. and wife, Era Bennett Ghee, their heirs and assigns the following described property situated in Davidson County, Tennessee, to wit:

> A tract of land in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Steve Draper, dated August 30, 1963, as follows, to wit:
>
> Beginning at a point in the westerly margin of NC & St L Railroad, now L & N Railroad, said point being 97.3 feet from C. B. Hammonds' northeast corner 25 feet from the center of the main tract of the NC & St L Railroad; thence north 36° west 97.4 feet to a point; thence south 57° west 153.3 feet to a point; thence south 36° east 105.3 feet to point; thence north 54° east 151.5 feet to the point of beginning, and containing .38 acres, more or less.
>
> Being the same property conveyed to William Luther Potter and wife, Lennis Marie Potter, by deed from James Edward Ghee and wife, Betty Jean Ghee, of record in Book 4245, page 61, Register's Office for Davidson County, Tennessee.
>
> Included in the above described property but expressly excluded therefrom is a 15-foot alley or right of way lying on the westerly portion of said property. Also conveyed herewith is the use of the right of way of a 15-foot alley leading to the tract of land conveyed to Grady P. Ghee, Sr. and wife, Era Bennett Ghee, by deed of record in Book 3614, page 126, 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 Grady P. Ghee, Sr. and wife, Era Bennett Ghee, their heirs and assigns forever.

I, Phillip Saindon, Trustee under said deed of trust, do hereby transfer, assign and convey unto the said Grady P. Ghee, Sr. and wife, Era Bennett Ghee, 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 Phillip Saindon, Trustee has hereunto set his hand this the 10 day of May, 1973.

Phillip Saindon Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Phillip Saindon, 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 10 day of May, 1973.

Dewey W Pedigo
Notary Public

My commission expires:
11-4-74

C0613'34

IDENTIF. REFERENCE

MAY 11 10 15 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 11	CONV	*2,500.00				
MAY 11	S'TAX		A*	6.50		
MAY 11	PR'FEE		A*	.50		
MAY 11	W'DEED		A*	6.00	*	13.00