Prepared by D. M. McMackin,
601 Broadway, Nashville, Tennessee

Buyer: Paul Rogers - Jeff Bills
601 Broadway
Nashville, Tenn

73-1 111

TRUSTEE'S DEED

BOOK 4706 PAGE 860

WHEREAS, under a Deed of Trust dated November 18, 1971 and recorded in Book 4556, Page 367, Register's Office, Davidson County, Tennessee, William T. Petty and wife, Beverly F. Petty conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 2, 1973 and recorded in Book 4694, Page 853, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed David W. McMackin as Substitute Trustee; 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 David W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David W. McMackin Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 17, 24 and May 1, and 8, 1973, stating that on May 11, 1973, at the South door of the Courthouse in Nashville, Davidson, County, Tennessee, at 12:00 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 and a prior Deed of Trust of record in Book 3942, Page 929, Register's Office, Davidson County, Tennessee; and

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2950.80. Affiant Randall A. Catt
Subscribed and sworn to before me this 14th day of May 1973
Deputy Register

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David W. McMackin Substitute Trustee, offered said property for sale at public outcry and sold said property to Paul R. Rogers and wife, Martha E. Rogers, for $ 1,500.00, 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, David W. McMackin Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Paul R. Rogers and wife, Martha E. Rogers (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Being Lot No. 47 on the Map of Happy Valley, not of record, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, March 20, 1948, as fdlows:

Beginning at a point in the southerly margin of Bobby Avenue, at the corner of Lots Nos. 46 and 47; thence with the line between said lots, southerly 140 feet to a point; thence easterly 75 feet to the corner of Lots Nos. 47 and 48; thence with the line between said lots, northerly 140 feet to the south margin of Bobby Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to William T. Petty and wife, Beverly F. Petty by deed from George Douglas Fisher and wife, Marjorie Elaine Fisher as of record in Book 4462, page 429 said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 11th day of May, 1973.

David W. McMackin
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Peggy J. Gafford,

a Notary Public in and for said County and State, the within named David W. McMackin

Substitute 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 Nashville, Tennessee,

this the 11th day of May, 19 73.

Peggy J. Gafford
Notary Public

My Commission Expires: 8/11/73

C 0 6 3 8 7

T
IDENTIF. REFERENCE

MAY 14 12 41 PM '73

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 14 73	CONV	*2,950.80				
MAY 14 73	S'TAX		A*	7.80		
MAY 14 73	PR'FEE		A*	.50		
MAY 14 73	W'DEED		A*	6.00	*	14.30