This Instrument Prepared By:
John H. Bailey, III
10th Floor, American Trust Bldg.
Nashville, Tennessee 37201

D E E D

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.:
Ray M. Gibbs & wife 8126 Luree Lane Hermitage, Tennessee	-SAME-	75-14-22

W I T N E S S E T H :

WHEREAS, John H. Bailey, III is the duly appointed Trustee in Bankruptcy for Audrey A. Drake, formerly Audrey B. Jenkins, by Order of the Referee in Bankruptcy dated March 23, 1973, of record in Book 4779, page 720, Register's Office for Davidson County, Tennessee; and

WHEREAS, John H. Bailey, III, Trustee in Bankruptcy for Audrey A. Drake, is, by virtue of the aforementioned Order, vested with title to all property owned by the said Audrey A. Drake, formerly Audrey B. Jenkins, at the time this Petition in Bankruptcy was filed, February 15, 1973; and

WHEREAS, the said Audrey A. Drake, formerly Audrey B. Jenkins, was the owner of the real property hereinafter described at the time of the filing of the Petition in Bankruptcy, title to which property is now vested in John H. Bailey, III, Trustee in Bankruptcy for Audrey A. Drake, by virtue of the aforementioned Order; and

WHEREAS, upon application of John H. Bailey, III, Trustee in Bankruptcy for Audrey A. Drake, the real property of the Bankrupt hereinafter described has been ordered to be sold by Order of the Bankruptcy Judge of record in Book 4783, page 656, Register's Office for Davidson County, Tennessee, upon the terms and conditions set forth in said Order; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24769.69

Affiant

Subscribed and sworn to before me this the 7th day of January, 1974

Notary Public

My commission expires: 1-27-75

(Affix Seal)

LUE B. WHITNEY NOTARY PUBLIC DAVIDSON COUNTY

WHEREAS, the aforementioned Order of the Bankruptcy Judge approving this conveyance has ordered the property sold subject to the lien of Guaranty Mortgage Company of Nashville and free and clear of all other liens, such liens, if any, to attach to the proceeds from the sale of said property; and

WHEREAS, from the proceeds of said sale the Trustee will pay to the said Audrey A. Drake the sum of $1,000.00 representing her homestead interest in the property herein conveyed;

NOW, THEREFORE, in consideration of the premises and the sum of $24,769.94 cash in hand paid, which amount includes the assumption of the existing first mortgage covering the property herein conveyed, the full obligation upon which mortgage is accepted by Grantees herein upon acceptance of this Deed, receipt of all of which is hereby acknowledged, John H. Bailey, III, Trustee in Bankruptcy for Audrey A. Drake, BK 73-210, in his capacity as Trustee and as fully and amply as he is able to do, but no further or otherwise, has this day bargained and sold and does hereby transfer and convey unto Ray M. Gibbs and wife, Katherine Gibbs, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in the 4th Civil District of Davidson County, being Lot No. 174 on the Plat of Hermitage Estates, Section 4, being a resubdivision of Lot 174 and Reserved Parcels "J", "K", on the Plan of Hermitage Estates, Section I, of record in Plat Book 3700, page 148, Register's Office for said County.
>
> Said Lot 174 fronts 161.4 feet on the north margin of Luree Drive and extends back 161.3 feet on the east line and 138.15 feet on the west line, which is a broken line, to a line on the rear on which it measures 127.8 feet.
>
> Being the same property conveyed to Dalton Eugene Jenkins and wife, Audrey B. Jenkins, by deed found of record in Book 3679, page 503, said Register's Office; and by deed of record in Book 4174, page 191, Register's Office for said County.
>
> The said Dalton Eugene Jenkins, having since died.

Title to said property being now vested in John H. Bailey, III, Trustee in Bankruptcy by Order of the Referee in Bankruptcy for the Middle District of Tennessee dated March 23, 1973, a copy of which Order is of record in Book 4779, page 720, Register's Office for Davidson County, Tennessee and the terms of this sale having been approved by Order of the Bankruptcy Judge dated January 16, 1974, of record in Book 4783, page 656, Register's Office for Davidson County, Tennessee.

This is improved property known as 8126 Luree Lane, Hermitage, Tennessee.

This conveyance is expressly subject to the first mortgage lien of Guaranty Mortgage Company of Nashville of record in Book 3719, page 261, RODCT and Book 4192, page 731, RODCT, payments upon which are expressly assumed by Grantees and to 1974 property taxes which are a lien but not yet due and payable. This conveyance is further subject to all restrictions and easements of record.

Grantees, by receipt of this Deed and payment of the consideration herein specified expressly acknowledge that their sole recourse in the event there are any other encumbrances against said property shall be upon the title insurance policy Guaranty No. 235174 supplied in conjunction with this conveyance.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereto belonging to the said Ray M. Gibbs and wife, Katherine Gibbs, their heirs and assigns.

IN WITNESS WHEREOF, John H. Bailey, III, Trustee in Bankruptcy for Audrey A. Drake, has hereunto set his hand this 28th day of January, 1974.

John H. Bailey, III, Trustee

John H. Bailey, III, Trustee in Bankruptcy for Audrey A. Drake

BOOK 4783 PAGE 991

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 28 day of January, 1974, before me personally appeared John H. Bailey, III, to me known to be the person who executed the foregoing instrument as Trustee in Bankruptcy for Audrey A. Drake, BK 73-210, and acknowledged that he, being authorized so to do, executed the foregoing instrument in his capacity as Trustee for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of January, 1974.

ROBERT J. WALKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Robert J. Walker
Notary Public

My Commission Expires:

5-5-77

C40088

IDENTIF. REFERENCE

JAN 29 11 14 AM '74

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

JAN29	CONV	24,769.69			
JAN29 STAX			A*	64.48	
JAN29 PREEE			A*	.50	
JAN29	RECEED		A*	8.00	* 72.98