THIS INSTRUMENT PREPARED BY:

Robert L. Jackson
Attorney at Law
American Trust Bldg.
Nashville, Tenn. 37201

SEND TAX STATEMENTS TO:

Home Federal Savings & Loan Assocn.
Life and Casualty Tower
Nashville, Tenn.
37219

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mail TO Burger: Leslie Smith
506 Court House
Nashville, Tenn

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments made and provided for in A Deed of Trust dated December 6, 1963 executed by Allen J. Olsen and wife, Barbara K. Olsen, to Theodore Hudson, Trustee, and recorded in Book 3688, page 367, 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 Noon, Thursday, February 7, 1974 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 a first mortgage held by Home Federal Savings and Loan and 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 Five Hundred ($500.00) Dollars, and the said property was knocked off and sold to Leslie Smith for said sum.

NOW, THEREFORE, in consideration of the premises and the sum of Five Hundred ($500.00) Dollars cash, paid by Leslie Smith, by crediting the same on the mortgagenote executed by Allen J. Olsen and wife, Barbara K. Olsen, I, Robert L. Jackson, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to Leslie Smith, his heirs and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being described according to a survey made by Stephen A. Draper, July 4, 1963, as follows:

BEGINNING in the centerline of Bull Run Road at a point 1,494 ft. NE from the NE corner of the property conveyed to Blanche Anderson of record in Book 2704, page 94, Register's Office for said county, and running thence with the centerline of Bull Run Road N 57° 30' East 106 ft.; thence S 27° 20' East 1,412 ft.; thence S 80° West 124 ft.; thence N 26° 20' West 1,320 ft. to the point of beginning and containing 3.47 acres, more or less.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Leslie Smith, his heirs and assigns, forever.

And I covenant with the said Leslie Smith 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 by a first mortgage held by Home Federal Savings and Loan Association and 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 Leslie Smith, his 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 Grantee no greater title in the subject real estate than I received as substitute trustee.

WITNESS MY HAND, this 7th day of February, 1974.

ROBERT L. JACKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the said county and state, the within named Robert L. Jackson, Trustee, the bargainor, with whom I am personally acquainted and who makes oath that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1974.

NOTARY PUBLIC

My C.E. 4/26/75

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I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 500.00, Affiant Richard J Kelly
Subscribed and sworn to before me this 8th day of February 19 74

Deputy Register J. Head

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IDENTIF. REFERENCE

FEB 8 1 59 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

FEB-8	CONV	*	500.00			
FEB-8	S TAX			A*	1.30	
FEB-8	PR FEE			A*	.50	
FEB-8	W DEED			A*	4.00	* 5.80