This instrument prepared by
James R. Cheshire, III, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

Address new owner as follows:
Guaranty Mortgage Company of
Nashville
First American Center
Nashville, Tennessee 37238

Send tax bills to:
Same

25-8
42 pd

TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 9th day of May, 1973, and recorded in Book 4706, page 177, Register's Office for Davidson County, Tennessee, Bill Young and wife, Gertrud S. Young, doing business as Bill's Repair Service Co., conveyed to Herschel L. Greer, as Trustee, the hereinafter described property to secure a promissory note in the original principal sum of $28,500; and

WHEREAS, by instrument of record in Book 4785, page 96, John C. Pearl, Jr. (hereinafter "Grantor"), was appointed as successor Trustee under said deed of trust; and

WHEREAS, default was made in the payment of said promissory note and the holder thereof has directed Grantor to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and deed of trust; and

WHEREAS, Grantor did advertise said property for sale in accordance with the terms of said deed of trust, notices of same and place of sale being published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on February 5, 12 and 19, 1974; and

WHEREAS, pursuant to said notice, Grantor did offer said property for sale at the South door of the Court House in Nashville, Davidson County, Tennessee, on March 1, 1974, and Guaranty Mortgage Company of Nashville (hereinafter "Grantee"), being the highest and best bidder therefor, became the purchaser of said property at and for the sum of $24,850, said bid having been paid, the receipt of which is hereby acknowledged;

NOW, THEREFORE, for and in consideration of the premises, Grantor has this day bargained and sold and does hereby transfer and convey unto Grantee, the said Guaranty Mortgage Company of Nashville, its successors and assigns, the following described real estate in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Ranchwood Estates, Section I, of record in Book 2900, page 125, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.
>
> Being a portion of the property conveyed to Bill's Repair Service Company by deed from Goodlettsville Construction Co., Inc., recorded in Book 4706, page 175, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, unpaid taxes and assessments.

TO HAVE AND TO HOLD the aforesaid real estate unto said Grantee, its successors and assigns, forever, and in bar of all of the equities of redemption, homestead, dower and all other exemptions of every kind.

And Grantor does further covenant and bind himself, his successors and representatives, to warrant and defend the title to the said land, only as to such title coming through or by him, to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 1974.

John C. Peare Jr.

JOHN C. PEARE, JR.
Grantor

C 45629

BOOK 4796 PAGE 285

IDENTIF. REFERENCE

MAR 14 1 59 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rachael H. McMeen, a Notary Public in and for said County and State, the within named John C. Pearl, Jr., Successor 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, this 6th day of March, 1974.

Rachael H. McMeen
Notary Public

My commission expires: 1-29-78

MAR 14	CONV	24,850.00			
MAR 14	S'TAX		A*	64.48	
MAR 14	PR'FEE		A*	.50	
MAR 14	W'DEED		A*	6.00	* 70.98

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $24,850.

John C. Pearl Jr.
Affiant

Sworn to and subscribed before me this 14th day of March, 1974.

James R. Conklin III
Notary Public

JAMES R. CONKLIN III NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My commission expires: 10-24-77