THIS INSTRUMENT WAS PREPARED BY WILSON N. WEST, ATTORNEY, 21st Fl., SE[illegible] Tower, Nashville, Tennessee

BUYER: Mrs. Gene N. Beasley

ADDRESS: mail to Cumberland Hills Drive Hendersonville, Tennessee

SEND TAX BILLS TO: Same

MAP- 83-2
PARCEL -3

BOOK 4820 PAGE 605

TRUSTEE'S DEED

This instrument made and entered into this the 26th day of October, 1973, by and between Everett A. Covington, Jr., Trustee, Party of the First Part, and Gene N. Beasley, Party of the Second Part.

WHEREAS, by deed of trust dated May 17, 1962, of record in the Register's Office for Davidson County, Tennessee in Trust Deed Book 2409, Page 440, Woodrow W. Lowman and wife, Blanche L. Lowman, conveyed to the First Party as Trustee the hereinafter described real estate to secure a note in the amount of $2,335, and

WHEREAS, default was made in the payment of said note and said indebtedness and the holder thereof having directed the First Party to sell said property as provided by said trust deed. The First Party did on October, 2, 9, 16, and 23rd, 1973, caused to be published in the Nashville Record in Nashville, Davidson County, Tennessee, advertisement of said foreclosure sale on Friday, October 26, 1973 at 12:00 noon at the south door of the Courthouse to the highest and best bidder and after receiving competitive bids, sold said property to Gene N. Beasley at the price of $2,800, this being the highest, last, and best bid, which amounted to a portion of the balance due and interest accrued thereon.

NOW, THEREFORE, this deed Witnesseth:

That for and in consideration of the Second Party cancelling and surrendering the note and indebtedness secured by the aforesaid deed of trust, the First Party has this day bargained and sold and does hereby sell, transfer and convey unto the Second Party, her heirs and assigns the following described real estate located in Nashville, Tennessee and more particularly described as follows to wit:

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2800.00. Affiant Wilson West

Subscribed and sworn to before me this 31st day of May 19 74

Deputy Register [illegible]

Land in Davidson County, Tennessee, being the north part of Lot No. 28 on the Map of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County, and described according to a copy of a survey thereof made April 23, 1951, by Z. J Wilkinson, Surveyor, as follows:

Beginning at a point at the southwest intersection of Douglas Avenue and Chapel Avenue, as widened; thence with the south margin of said Douglas Avenue, westerly 42 feet to the corner of Lots Nos. 28 and 29; thence with the line between said Lots, southerly 124 feet to an iron pin in a fence line; thence with said fence line, easterly 96 feet to an iron pin which is 72.8 feet north from the north margin of a 20 foot alley, being in the westerly margin of said Chapel Avenue, as widened; thence with the margin of said Chapel Avenue, as widened, northwesterly 121.2 feet to the beginning.

Being the same property conveyed to Woodrow W. Lowman and wife, Blanche L. Lowman, by deed from Robert C. Beasley, Jr., and wife, of record in Book 3398, page 493, said Register's Office.

To have and to hold the aforesaid real estate together with all improvements thereon unto the Party of the Second Part, her heirs and assigns in fee simple forever and in bar of all right or equity of redemption, homestead, dower and all other exemptions of every kind.

And the First Party, as Trustee, does hereby transfer, assign and set over unto the Second Party all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do as Trustee but not further or otherwise.

Witness the signature of the First Party on this the day and date first above written.

Everett H. Covington Jr.
Trustee

BOOK 4820 PAGE 607

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State the above-named Everett A. Covington, Jr., Trustee, who after being duly sworn, acknowledged that he executed and signed the above instrument for the purposes therein contained.

Patrick J. McGuigan
NOTARY PUBLIC

My Commission Expires: 8/2/76

PATRICK J. McGUIGAN NOTARY PUBLIC DAVIDSON CO. 8-2-76

56742

IDENTIF. REFERENCE

MAY 31 1 46 PM '74

DAVIDSON COUNTY, TENN.

MAY31	CONV	*2,800.00				
MAY31 S'TAX			A*	7.28		
MAY31 PR'FEE			A*	.50		
MAY31	W'DEED		A*	6.00	*	13.78