Send tax bills to: Associates Capital Corporation
337 Murfreesboro Road
Nashville, Tennessee 37210

Prepared by: David W. McMackin
Attorney at Law
P. O. Box 1106
Nashville, Tenn. 37202

BOOK 4887 PAGE 865 Mail-1

Map 72-1
Par. 4

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 10, 1974 and recorded in Book 4826, Page 642, Register's Office, Davidson County, Tennessee, Robert Lee Nelson and Deborah Denise Nelson conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 10, 1974 and recorded in Book 4874, Page 520, 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 December 24, 31, 1974 and January 7 and 14, 1975, stating that on January 24, 1975, 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 4420, Page 811, Register's Office, Davidson County, Tennessee; and

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 ASSOCIATES CAPITAL CORPORATION for $ [illegible], 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 ASSOCIATES CAPITAL CORPORATION (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee being Lot No. 46 on the plan of Shepardwood Subdivision, Section 1, of record in Book 4175, page 82 and 83, Register's Office for said County.

Said Lot No. 45 fronts 60.15 feet on the southerly side of Allenwood Drive and extends back between parallel lines 133.5 feet to a line in the rear measuring 60.15 feet thereon.

Being the same property conveyed to Robert Lee Nelson and wife, Deborah Denise Nelson, by deed from Earl L. Green and wife, Patricia J. Green, of record in Book 4763, page 35, Register's Office for Davidson County, Tennessee.

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 24th day of January, 19 75.

David W. McMackin
Substitute Trustee

C 86884

BOOK 4887 PAGE 867

IDENTIF. REFERENCE

FEB 7 11 17 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, C. F. McCormick, 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 24th day of January, 19 75.

Notary Public

My Commission Expires: 11-26-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,000.00.

J. M. Howard, Vice President

Subscribed and sworn to before me this the 4th day of February, 1975.

Notary Public

My commission expires: 7/24/77

(AFFIX SEAL)

FEB-7IN	CONV	4,000.00			
FEB-7IN	S'TAX		A*	10.40	
FEB-7IN	PR'FEE		A*	.50	
FEB-7IN	W'DEED		A*	6.00	* 16.90