THIS INSTRUMENT PREPARED BY:
James L. Smith
Attorney at Law
142 North Main Street
Goodlettsville, TN 37072

BOOK 4888 PAGE 231

Map 66
Par. 19
mo

TRUSTEE'S DEED

This instrument, made and entered into on this the 17th day of December, 1974, by and between James L. Smith, Trustee, Party of the First Part, and A. C. Sloan and Virginia Sloan, Party of the Second Part:

WHEREAS, by a deed of trust dated February 13, 1974, of record in the Register's Office for Davidson County, Tennessee, in Book 4788, page 62, William L. Johnson conveyed to James L. Smith, Trustee, the hereinafter described real estate; and

WHEREAS, at the request of the holder of said indebtedness, I, James L. Smith, Trustee, under and by virtue of the powers vested in me as such Trustee in said deed of trust, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications namely: November 19, November 26, and December 3, 1974, in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed and subject to all restrictions of record, all unpaid taxes and any other prior liens of record.

Pursuant to said advertisement, on Wednesday, December 17, 1974, at 12:00 noon, at the front door of the Court House in Nashville, Davidson County, Tennessee, I, James L. Smith, as said Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to A. C. Sloan and Virginia Sloan at the price of $25,675.00 (TWENTY-FIVE THOUSAND SIX HUNDRED SEVENTY-FIVE DOLLARS), this being the highest, last and best bid.

Buyer + Tax Bills
A. C. Sloan et ux
1799-B. W. Hallatin Rd

NOW, THEREFORE, in consideration of the premises, I, James L. Smith, Trustee, do hereby sell, transfer and convey to A. C. Sloan and Virginia Sloan, their successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, the following described real estate, to wit:

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being Lot No. 14 as shown on a drawing incorporated in deed from C. B. Oglesby to H. H. Brown and wife, of record in Book 2041, page 538, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly right-of-way line of the Tennessee Central Railroad, at a point 100 feet east of the southeast corner of the property conveyed to Leslie R. Peek and wife, by deed from C. B. Oglesby of record in Book 2093, page 73, said Register's Office; being also the corner of Lots 13 and 14 on said plan; thence with the southerly line of the said railroad right-of-way, westerly 50 feet to the corner of Lots Nos. 14 and 15, and from this frontage on said right-of-way extending back between parallel lines to the low frontage mark of the Cumberland River.

BEING the same property conveyed to William L. Johnson by deed from Alton C. Sloan and wife, Virginia J. Sloan, of record in Book 4788, page 60, Register's Office for Davidson County, Tennessee.

I, James L. Smith, Trustee, convey to A. C. Sloan and Virginia Sloan all the rights conveyed to me as such Trustee in said deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND at Goodlettsville, Tennessee, this 8th day of Jan, 19 75.

James L. Smith

C 87060

IDENTIF. REFERENCE

FEB 10 11 14 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named James L. Smith, Trustee, and 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 office this 8th day of January, 1975.

Patricia A. Norman
Notary Public

My Commission Expires: 6-8-75

PATRICIA A. NORMAN · NOTARY PUBLIC · DAVIDSON CO. TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $25,675.00.

A. C. Sloan
Affiant

Sworn to and subscribed before me this 9th day of Jan., 1975.

Patricia A. Norman
Notary Public

My commission expires: 6-8-75

PATRICIA A. NORMAN · NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

FEB10 75	CONV	25,675.00			
FEB10 75	S'TAX		A*	66.82	
FEB10 75	PR'FEE		A*	.50	
FEB10 75	W'DEED		A*	6.00	* 73.32