"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 4894 PAGE 739

TRUSTEE'S DEED

Address New Owner As Follows:	Send Tax Bills To:	Map and Parcel Numbers:
Nashville City Bank & Trust Company 315 Union Street Nashville, Tenn. 37201	Same.	Map 52-2 Parcel 104 Field Book 11D-46575.

WHEREAS, Armond Dale Staggs and wife, Janice P. Staggs, executed to John B. Hardcastle, Trustee, a certain Deed of Trust on the property hereinafter described, the same being dated July 22, 1974, and being of record in Book 4838, Page 228, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 Noon, Central Daylight Time, March 6, 1975, when and where Nashville City Bank & Trust Company became the last and highest bidder at the price of One and no/100 Dollars ($1.00);

NOW, THEREFORE, I, John B. Hardcastle, Trustee as aforesaid, in consideration of the premises and of the sum of One and no/100 Dollars ($1.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said Nashville City Bank and Trust Company, its successors and assigns, the land sold as

aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30 and the easterly 6 feet of Lot No. 29, Revised Map of Rainbow Terrace, Block C, of record in Book 1130, page 85, Register's Office for said County.

SAID Lot and part of lot adjoin and front together 56 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a line at the rear measuring 56 feet thereon.

BEING the same property conveyed to Armond Dale Staggs and wife, Janice P. Staggs, by deed from James R. McMahan and wife, Elise McMahan, of record in Book 4388, page 905, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said Nashville City Bank and Trust Company, its successors and assigns, in as full and complete manner as the undersigned, in his capacity as trustee aforesaid, has the power to convey the same.

THE UNDERSIGNED, John B. Hardcastle, Trustee, warrants the title to the said property to the said Nashville City Bank and Trust Company, its successors and assigns, against the lawful claims of all persons claiming by, through, or under him. Said property is sold, however, subject to any and all unpaid taxes; restrictive covenants; easements; set-back lines applicable to said property; Deed of Trust from Armond Dale Staggs and wife, Janice P. Staggs, to Franklin G. Clark, Trustee, of record in Book 4388, Page 907, Register's Office for Davidson County, Tennessee, securing the indebtedness described therein; and any and all federal tax liens.

IN WITNESS WHEREOF, the undersigned, John B. Hardcastle, Trustee, has set his signature this 10th day of March, 1975.

John B. Hardcastle, Trustee

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue Dail Pittman, a Notary Public in and for said county and state, the within named John B. Hardcastle, 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 office in Nashville, Tennessee, this 10th day of March, 1975.

Sue Dail Pittman
Notary Public

My Commission Expires: 12-30-75

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $12,035.43, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Affiant

Subscribed and sworn to before me this the 10th day of March, 1975.

Sue Dail Pittman
Notary Public

My Commission Expires: 12-30-75

C90066

IDENTIF. REFERENCE

MAR 10 10 51 AM '75
FELIX A. POLK, JR. REGISTER
DAVIDSON COUNTY, TENN.

MAR 10 75 CONV *12,035.43
MAR 10 75 S TAX A* 31.20
MAR 10 75 PR FEE A* .50
MAR 10 75 W DEED A* 6.00 * 37.70