MAP: 148-8
PARCEL: 78

BOOK 4894 PAGE 747

MICHAEL J. PHILBIN,
Successor-Trustee
to
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF WORCESTER, MASSACHUSETTS, 22 Elm Street, Worcester, Massachusetts 01608

DEED

Baxter + Leaf Belle

WHEREAS, Ronnie L. Baker and wife, Theresa Baker, executed a deed of trust on the 23rd day of February, 1974 which was recorded in Book 4685, page 690, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Edward Seddon, Attorney, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc. of Charleston, West Virginia, of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 21st day of November, 1974, and recorded in Book 4886, page 112, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: March 3, 1975 at 12:00 noon at the Court House in Davidson County, Nashville, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, First Federal Savings & Loan Association of Worcester, Massachusetts, being the highest and best bidder at said sale, with a

bid of One Thousand and No/100 ($1,000.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of One Thousand and No/100 ($1,000.00) Dollars, paid by First Federal Savings & Loan Association of Worcester, Massachusetts, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto First Federal Savings & Loan Association of Worcester, Massachusetts, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 74 on the Plan of Oakwood Terrace Subdivision, Section I, of record in Book 4460, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ronnie L. Baker, and wife, Theresa Baker by deed from Ralph Stevens and Melvin Jones, d/b/a American Homes of record in Book 4685, page 688, Register's Office for said county.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said First Federal Savings & Loan Association of Worcester, Massachusetts, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to First Federal Savings & Loan Association of Worcester, Massachusetts, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against the said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 10th day of March, 1975.

MICHAEL J. PHILBIN
Successor-Trustee

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DEMIF. REFERENCE

FEE $ 11 10 AM '75
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Michael J. Philbin, 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, Tennessee, this 10th day of March, 1975.

NOTARY PUBLIC

My commission expires:
Nov. 19, 1975

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
GLASGOW, ADAMS & HALL
300 James Robertson Parkway
Nashville, Tennessee 37201

MAR 10 CONV *23,500.00
MAR 10 STATE TAX A* 61.10
MAR 10 COUNTY TAX A* .50
MAR 10 RECORDING FEE A* 6.00 * 67.60

The actual consideration or value, whichever is greater for this transfer is $23,500.00.

Michael J. Philbin, Affiant

Sworn to and subscribed before me this 10th day of March, 1975.

NOTARY PUBLIC

My commission expires:
Nov 19 1975