MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES D. ASHBURN and wife

PEGGY JEAN ASHBURN

TO

JIM STEVENS, Trustee

For draftsman's use:

THIS INSTRUMENT PREPARED BY:
HENRY K. BUCKNER, JR., ATTY
3937 GALLATIN RD.
NASHVILLE, TENN. 37216

BOOK 4896 PAGE 605

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM STEVENS, TRUSTEE (NAME)	(NAME)	61-14
3937 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	90
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15D5505

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 17 1 13 PM '75

FELIX A. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

69875
C908 75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 1975.

Notary Public

MY COMMISSION EXPIRES: Dec. 5, 1977

(AFFIX SEAL)

For and in Consideration of the sum of $12,500.00

TWELVE THOUSAND FIVE HUNDRED and no/100 DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, and subject to the remaining unpaid balance of a Deed of Trust of record in Book 4167, page 492, Register's Office for Davidson County, Tenn. Payable to United Mortgage Servicing Corp.

We, JAMES D. ASHBURN and wife PEGGY JEAN ASHBURN,

have bargained and sold, and by these presents do transfer and convey unto the said JIM STEVENS, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries,

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Baxter Heights Subdivision, of record in Book 2083, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 58.47 feet on the northerly side of Hillton Avenue and runs back 136.41 feet on the easterly line and 185.96 feet on the westerly line to a dead line in the rear and measures 129 feet thereon.

Being the same property conveyed to JAMES D. ASHBURN and wife PEGGY JEAN ASHBURN, by deed from WILLIE TOMLIN, JR., and wife RAMONA J. TOMLIN, of record in Book 4167, page 490, Register's Office for Davidson County, Tennessee.

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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This is { unimproved ( ) / improved (X) } property, known as 3811 HILLTOP AVE. NASHVILLE, TENN.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JIM STEVENS Trustee his heirs and assigns, forever.

And we do covenant with the said JIM STEVENS, Trustee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as herein above stated.

And We, JAMES D. ASHBURN and wife PEGGY JEAN ASHBURN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JIM STEVENS Trustee his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of March, 1975

James D. Ashburn
JAMES D. ASHBURN

Peggy Jean Ashburn
PEGGY JEAN ASHBURN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. ASHBURN and wife PEGGY JEAN ASHBURN

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 12th day of Mar., 19 75

Edna Earle Carney
Notary Public.

My Commission Expires Dec. 5 1977

Commission expires Dec. 5, 1977

EARLE CARNEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

MAR 17 75 CONV 12,500.00
MAR 17 75 STAX A* 32.50
MAR 17 75 MTG TAX A* .50
MAR 17 75 RCDG A* 4.00 * 37.00

Witness my hand and seal, at office in ,
this day of , 19 .

, Notary Public.

Commission expires .

"SALES THAT SATISFY"