Bank of Goodlettsville Tenn 37072

This Instrument Prepared By: Homer Ayers, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Clifton & Carver Realty Co., Inc. 847 Springfield Highway Goodlettsville, Tennessee	SAME	12-3 9-19

TRUSTEE'S DEED

BOOK 4898 PAGE 351

Whereas, on the 26th day of October, 1973, G. G. Garrett, Jr., was named Trustee by deed of trust of even date executed by Richard Neal Binkley and wife, Brenda H. Binkley, conveying to him as Trustee the real estate hereinafter described, said deed of trust being executed to secure to the Bank of Goodlettsville payment of one note of even date in the original principal amount of $4,459.70 payable upon demand, said deed of trust being recorded in Book 4759, page 441, Register's Office for Davidson County, Tennessee; and

Whereas, on the 31st day of January, 1974, G. G. Garrett, Jr., was named Trustee by deed of trust of even date executed by Richard Neal Binkley and wife, Brenda H. Binkley, conveying to him as Trustee the real estate hereinafter described, said deed of trust being executed to secure to the Bank of Goodlettsville payment of one note of even date in the original principal amount of $26,000.00 payable to the order of "Ourselves" and due on demand, said note being endorsed by Richard Neal Binkley and wife, Brenda H. Binkley to the Bank of Goodlettsville, said deed of trust being recorded in Book 4784, page 926, Register's Office for Davidson County, Tennessee; and

Whereas, I, G. G. Garrett, Jr., Trustee, at the request of the holder of the said indebtedness, and under and by virtue of the powers vested in me as such Trustee in the said deeds of trust, advertised the said real estate as required by law by the terms of said deeds of trust by giving thirty (30) days notice by three (3) successive publications, namely: February 4, 1975, February 11, 1975, February 18, 1975 and February 25, 1975

in the Nashville Record, 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.

Pursuant to said advertisement, on Thursday, March 13, 1975, at 12:00 Noon at the south door of the Courthouse in Davidson County, Tennessee, I as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said deeds of trust, at which time Tommy Carver, of Goodlettsville, Tennessee, bidding for and on behalf of Clifton and Carver Realty Company, Inc., submitted the highest and best bid in the amount of Thirty One Thousand and Five Hundred ($31,500.00) Dollars.

Now, therefore, in consideration of the premises, I, G. G. Garrett, Jr., Trustee, do hereby sell, transfer and convey to Clifton and Carver Realty Company, Inc., 847 Springfield Highway, Goodlettsville, Tennessee, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real estate, to-wit:

> Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 15 and Reserved Parcel "A" on the Plan of Grizzard Manor, Section Two, of record in Book 4660, page 17, said Register's Office and moreparticularly described as follows:
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> Beginning at a point in the westerly margin of Sunnyslope Lane, the common corner of Lots 14 and 15; thence along said lane in a southeasterly direction 284.18 feet to a point in the line of H. A. Gentry; thence with the line of said Gentry in a westerly direction 470.82 feet to a point in the line of Lot No. 14; thence with the line between Lots 14 and 15, 362.4 feet in a northeasterly direction to the point of beginning.
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> Being the same property conveyed to Richard Neal Binkley and wife, Brenda H. Binkley, by deed from Goodlettsville Development Co., Inc., of record in Book 4759, page 439, Register's Office for Davidson County, Tennessee.

I, G. G. Garrett, Jr., Trustee, convey to Clifton and Carver Realty Company, Inc., 847 Springfield Highway, Goodlettsville, Tennessee, all the rights conveyed to me as said Trustee in said deeds of trust; including such covenants and warranties as I, as such Trustee, may lawfully make, all of my actions in the premises being solely as Trustee and not otherwise, under the powers vested in me under said deeds of trust hereinabove referred to and not as an individual.

WITNESS my hand at Goodlettsville, Tennessee, Davidson County, Tennessee, this the 17th day of March, 1975.

G. G. Garrett, Jr., Trustee

REFERENCE
MAR 20 43 AM '75
REGISTER
DAVIDSON CO., TENN.
MAR 21'75 CONV 31,500.00
MAR 21'75 S'TAX A* 81.90
MAR 21'75 PR'FEE A* .50
MAR 21'75 W'DEED A* 6.00 * 88.40

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. G. GARRETT, JR., Trustee, the within named 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 Goodlettsville, Tenn. Tennessee, this 17th day of March, 1975.

Marie W Butterworth
Notary Public

MARIE W. BUTTERWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5-2-77

State of Tennessee,
County of Davidson.

The actual consideration or value, whichever is greater, for this transfer is $ 31,500.00.

Subscribed and sworn to before me, this the 17th day of March, 1975.

Affiant

Marie W Butterworth
Notary Public.

My commission expires 5-2-77

MARIE W. BUTTERWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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