STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

J. N. Oliphant
Affiant

Subscribed and sworn to before me, this 20th day of March 1975.

Robert C. Pritchard
Notary Public

My commission expires 10-22-77

NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows:
Home Federal Savings and Loan Association of Nashville
230 Fourth Avenue, North
Nashville, Tennessee 37219

Send Tax Bills to: same

Map-Parcel Numbers
86-2
94 PW

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 13th day of March, 1975, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated February 9, 1973, of record in Book 4680, page 721, Register's Office for Davidson County, Tennessee, William A. Brassell and wife, Nancy Brassell, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Five Thousand One Hundred Eighty and no/100 Dollars ($5,180.00); and,

WHEREAS, the subject real property was subsequently conveyed to David O. Garner and wife, Mary N. Garner by deed of record in Book 4814, page 34, said Register's Office, and the said indebtedness was assumed by David O. Garner and wife, Mary N. Garner; and

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on February 18, 25, and March 4, 1975; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, March 13, 1975, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Five Hundred and no/100 Dollars ($500.00), and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Dobson Heights, as of record in Book 2900, page 113, Register's Office for said County.
>
> Said lot fronts 104.56 feet on the northerly side of Cortez Court and runs back 93.6 feet on the northwesterly line and 119.9 feet on the easterly line, as corrected by instrument in Book 3157, page 629, to a dead line in the rear on which it measures 25 feet.
>
> Being the same property conveyed to David O. Garner and wife, Mary N. Garner, by deed from Carter Hill and wife, Patricia S. Hill, of record in Book 4814, page 34, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through

or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to a deed of trust of record in Book 4570, page 853, said Register's Office.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

C92032

IDENTIF. T REFERENCE
MAR 26 2 57 PM '75
REGISTER DAVIDSON COUNTY, TENN.

Charles Nelson, Jr., Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, ROBERT C PRITCHETT, JR., a Notary Public in and for said State and County, the within named Charles Nelson, Jr., 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 20TH day of March, 1975.

Notary Public

My commission expires: 10-29-77.

ROBERT C PRITCHETT JR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAR26'75	CONV	* 500.00				
MAR26'75	S TAX		A*	1.30		
MAR26'75	PRTFEE		A*	.50		
MAR26'75	MTGDEED		A*	6.00	*	7.80