Map 43-7
Parcel 29

BOOK 4902 PAGE 273

MICHAEL J. PHILBIN)
Successor-Trustee)
to)
THOMAS & HILL, INC., P. O. Box)
1833, Charleston, West Virginia)
25327 (Send tax bills this add.))

DEED

WHEREAS, James William Crumby, Jr., executed a deed of trust on the 16th day of August, 1974, which was recorded in Book 4849, page 111, and recorded in Book 4850, page 281, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill 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 26th day of February, 1975, and recorded in Book 4894, page 745, 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: April 7, 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, Thomas & Hill, Inc. of Charleston, West Virginia, being the highest and best bidder at said

sale, with a bid of Seventeen Thousand Five Hundred Thirty-Three and 92/100 ($17,533.92) 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 Seventeen Thousand Five Hundred Thirty-Three and 92/100 ($17,533.92) Dollars, paid by Thomas & Hill, Inc., a West Virginia corporation, 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 Thomas & Hill, Inc., a West Virginia corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 136 of Tract 13 in the Anderson Estates, not of record, but being more particularly described:
>
> BEGINNING at a point in the westerly margin of McArthur Drive said point being the northeast corner of the herein described tract and said point being 266.2 feet south of a concrete monument which lies in the westerly margin of McArthur Drive and the southwesterly corner of the intersection of McArthur Drive and Anderson Lane. Thence 50 feet south along the west margins of and thus fronting 50 feet on McArthur Drive and said lot extending 150 feet west between parallel lines and ending at a dead line at the rear of said lot measuring 50 feet, all according to a survey by John Kohl dated July 31, 1974.
>
> Being the same property conveyed to James William Crumby, Jr. by deed from Edward O. Davenport of record in Book 4849, page 109, 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 Thomas & Hill, Inc., 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

Thomas & Hill, Inc., a West Virginia corporation, 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 7th day of April, 1975.

C93459

T
IDENTIF. REFERENCE

APR 8 11 33 AM '75
FELIX ROBINSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeri E. Horton 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 7th day of April, 1975.

JERI E. HORTON NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC

My commission expires:
7-29-75

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
Attorney at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

APR-8 CONV
APR-8 S'TAX
APR-8 PR'FEE
APR-8 W'DEED

17,533.92

A* 45.50
A* .50
A* 6.00 * 52.00

The actual consideration or value, whichever is greater for this transfer, is $17,533.92.

Michael J. Philbin, Affiant

Sworn to and subscribed before me this 7th day of April, 1975.

JERI E. HORTON NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC

My commission expires:
7-29-75