This instrument prepared by:
Richard E. Rudesill, Attorney
P. O. Box 84
Brentwood, Tennessee 37027

Send tax bills to:
Fidelity Federal Savings and Loan Assn.
401 Union
Nashville, Tennessee 37219

MAIL TO: Lawyers Title
ALAN L. SATURN, TRUSTEE
26TH FLOOR
FIRST AMERICAN CENTER
NASHVILLE 37238

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131-16

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TRUSTEE'S DEED

This instrument made and entered into this the 16th day of May, 1975, by and between Richard E. Rudesill, Trustee, and Alan L. Saturn, Trustee, his successors and assigns.

WITNESSETH

Whereas on the 26th day of September, 1974, John G. Mitchell, Jr., and Miriam T. Mitchell, executed to Richard E. Rudesill, Trustee for Liberty Bank of Brentwood, a deed of trust on real estate hereinafter described and registered in Book 4870, page 730, Register's Office of Davidson County, Tennessee, to record of which reference is hereby made for a full recital of the terms, powers, and provisions therein contained, said deed of trust being to secure a certain indebtedness to Liberty Bank of Brentwood as described in a note executed by John G. Mitchell, Jr., and to Richard E. Rudesill for an attorney's fee arising out of a Chancery Court suit in Wilson County, Tennessee, described in the deed of trust;

Whereas, under the terms of said note, Liberty Bank of Brentwood deemed itself insecure, and under the terms of the note, secured by the deed of trust hereinabove referred to, demanded that the property described in said deed of trust be advertised and sold in satisfaction of said debt and the costs of foreclosure, in accordance with the terms and provisions of the note and deed of trust; and

Whereas Richard E. Rudesill as Trustee pursuant to the demand of the owner of said note, under and by virtue of the powers vested in him as such Trustee, advertised said real estate as required by the terms of said deed of trust, in The Nashville Record, a newspaper published in Nashville, Tennessee, Davidson County, Tennessee, for cash in bar of the equity of redemption, homestead, dower, and all other exemptions as provided in said deed of trust, and for the purpose of payment of said note, and indebtedness to Richard E. Rudesill, Attorney, interest and costs pursuant to said advertisement, on May 16, 1975, at 12:00 o'clock noon, at the front door of the Court House in Nashville, Davidson County, Tennessee;

said Richard E. Rudesill, 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 equity of redemption, dower and homestead, as provided in said deed of trust, when Alan L. Saturn, Trustee, being the highest and best bidder, became the purchaser at the price of $ Twenty-Five Thousand, One and no/100 ($25,001.00) and said sum of said bid having been paid, the receipt of which is hereby acknowledged,

Now, therefore, for and in consideration of the premises, Richard E. Rudesill, Trustee, has this day bargained and sold and does hereby transfer and convey unto Alan L. Saturn, Trustee, his successors and assigns, the following described real estate in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "A" on the map First Addition to Gateway Acres, a part of the Overton Lea Estates, of record in Book 1424, page 9, Register's Office of Davidson County.

Beginning at a point in the westerly margin of Clendenin Road, said point being a common corner of Lot Nos. 5 and 6; thence southwardly 170.2 feet to a concrete monument at the beginning of a curve; thence along said curve in a southwesterly direction 178.8 feet to a concrete monument in the northerly margin of Gateway Lane; thence westwardly 144.3 feet to a point, said point being a common corner of Lot Nos. 4 and 5; thence northwardly 252.1 feet to a point; thence eastwardly 260.0 feet to the point of beginning.

Being the same property conveyed to John G. Mitchell, Jr., and wife, Miriam T. Mitchell, by deed from B. Wade Foster and wife, Ruby M. Foster, of record in Book 4434, page 249, Register's Office for Davidson County, Tennessee.

To have and to hold the same unto the said Alan L. Saturn Trustee; his successors and assigns, forever, Richard E. Rudesill covenants as Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; That the deed of trust recited that the title thereto was clear, free and unemcumbered, as of its date with the exception of an indebtedness to Fidelity Federal Savings and Loan Association, secured by a deed of trust of record in Book 4434, page 249, Register's Office of Davidson County, Tennessee; and he will forever warrant the same against the lawful claims of any and all persons holding by, through, or under him that these covenants and warranties are by him as Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, and tax liens.

Richard E. Rudesill

Richard E. Rudesill, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Richard E. Rudesill, 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 16th day of May, 1975.

Notary Public

My commission expires: 5/2/77

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,001

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 1975.

Deputy Register

C98664

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IDENTIF. REFERENCE

MAY 16 1 15 PM '75

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

MAY16 75	CONV	25,001.00				
MAY16 75 S TAX			A*	65.00		
MAY16 75 PR FEE			A*	.50		
MAY16 75	W DEED		A*	6.00	*	71.50