BOOK 4918 PAGE 84

MICHAEL J. PHILBIN)
Successor-Trustee)
to)
METROPOLITAN SAVINGS BANK OF)
NEW YORK, 189 Montague Street,)
Brooklyn, New York 11201)
(Send tax bills here)

Buyer

DEED

Map 105-7
Par. 306

WHEREAS, Nathaniel Jones and wife, Claressa B. Jones, executed a deed of trust on the 25th day of July, 1972, which was recorded in Book 4623, page 489, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Edward Seddon, Attorney, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc. 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 16th day of April, 1975, and recorded in Book 4907, page 305, 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: May 22, 1975, at 12:00 noon at the Court House in Nashville, Davidson County, 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, Metropolitan Savings Bank of New York, being the highest and best bidder at said sale, with a bid of Ten Thousand Five Hundred ($10,500.00) 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 Ten Thousand Five Hundred ($10,500.00) Dollars, paid by Metropolitan Savings Bank of New York, 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 Metropolitan Savings Bank of New York, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, towit:

> Being 1/2 of Lot No. 21, on the plan of Moore's Addition, as of record in Book No. 137, page 91, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nathaniel Jones and wife, Claressa B. Jones by deed from Richard H. Gainer and wife, Hallie Talbot Gainer of record in Book 4623, page 487, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Metropolitan Savings Bank of New York, 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 Metropolitan Savings Bank of New York, 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 said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 30th day of MAY, 1975.

Michael J. Philbin

MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4918 PAGE 86

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 30th day of May, 1975.

Jeri E. Horton
NOTARY PUBLIC

My commission expires:

7-29-75

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS & TAYLOR
300 James Robertson Parkway
Nashville, Tennessee 37201

IDENTIFICATION REFERENCE

JUN 3 10 36 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

000847

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,500.00.

Wm. Ritchie Pigue
AFFIANT

Sworn to and subscribed before me this 30th day of May, 1975.

Jeri E. Horton
NOTARY PUBLIC

My commission expires:

7. 29. 75

JUN-3[illegible]	CONV	10,500.00				
JUN-3[illegible]	S'TAX		A*	27.30		
JUN-3[illegible]	PR'FEE		A*	.50		
JUN-3[illegible]	W'DEED		A*	6.00	*	33.80