"THIS INSTRUMENT PREPARED BY JOSEPH S. CUMMINGS, JR.,
[illegible], 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

TRUSTEE'S DEED BOOK 4920 PAGE 74

Address New Owner As Follows:	Send Tax Bills To:	Map and Parcel Numbers:
Nashville City Bank and Trust Company 315 Union Street Nashville, TN 37201	SAME	Map 134-4 Par. 25

WHEREAS, Leon Scott and wife, Chessie D. Scott, executed to John B. Hardcastle, Trustee, a certain Deed of Trust on the property hereinafter described, the same being dated November 5, 1973, and being of record in Book 4767, page 863, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 Noon, Central Daylight Time, June 5, 1975, when and where Nashville City Bank and Trust Company became the last and highest bidder at the price of Six Thousand Four Hundred Forty-Six and 54/100 Dollars ($6,446.54);

NOW, THEREFORE, I, John B. Hardcastle, Trustee as aforesaid, in consideration of the premises and of the sum of Six Thousand Four Hundred Forty-Six and 54/100 Dollars ($6,446.54) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said Nashville City Bank and Trust Company, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County.

Said Lot no. 212 fronts 117.02 feet on the westerly side of Citation Court and extends back 185.03 feet on the northerly line and 147.29 feet on the southerly line to a dead line measuring 190.9 feet thereon.

Subject to restrictions of record in Book 3400, page 120, as amended by instrument dated September 29, 1962, and recorded in Book 3436, page 43, Register's Office for Davidson County and ten-foot utility and drainage easement along rear line of premises and anchor easements at northeast and southeast corners, 75 foot building setback line from Citation Court, and conditions of owners certificate, as shown on plan of record in book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leon Scott and wife, Chessie D. Scott, by deed from Herbert Eugene Wilmore and wife, Faye C. Wilmore, of record in Book 4541, page 7, Register's office for said County.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said Nashville City Bank and Trust Company, its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Trustee aforesaid, has the power to convey the same.

THE UNDERSIGNED, John B. Hardcastle, Trustee, warrants the title to the said property to the said Nashville City Bank and Trust Company, its successors and assigns, against the lawful claims of all persons claiming by, through, or under him. Said property is sold, however, subject to any and all unpaid taxes; restrictive covenants; easements; set-back lines applicable to said property; Deed of Trust from Leon Scott and wife, Chessie D. Scott, to Everett A. Covington, Jr., Trustee, of record in Book 4541, page 9, Register's Office for Davidson County, Tennessee, securing the indebtedness described therein; and any and all federal tax liens.

IN WITNESS WHEREOF, the undersigned, John B. Hardcastle, Trustee, has set his signature this 9th day of June, 1975.

D0176 4

T REFERENCE
IDENTIF.

JUN 9 11 13 AM '75
REGISTER
DAVIDSON COUNTY, TENN.

John B. Hardcastle, Trustee
JOHN B. HARDCASTLE, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie Hagewood, a Notary Public in and for said county and state, the within named John B. Hardcastle, 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 office in Nashville, Tennessee, this 9th day of June, 1975.

BONNIE HAGEWOOD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Bonnie Hagewood
Notary Public

My Commission Expires: 7-18-76

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,213.07, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Affiant

Subscribed and sworn to before me this the 9th day of

BONNIE H. HAGEWOOD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Bonnie Hagewood
Notary Public

My Commission Expires: 7-18-76

JUN-9 75	CONV	30,213.07				
JUN-9 75	S'TAX		A*	78.52		
JUN-9 75	PR'FEE		A*	.50		
JUN-9 75	W'DEED		A*	6.00	*	85.02