New Owner:

To Be Assigned Later

JAMES WILLIS ROBERTS
Route 1, Box 86 C-1
Kingston Springs, Tennessee

Mail tax bill:
SAME

Map #_____
Parcel #_____

BOOK 4922 PAGE 905

# TRUSTEE'S DEED

WHEREAS, on the 14th day of March, 1973, Manuel A. Carvalho and wife, Debra Carvalho, conveyed the property herein described to D. L. Hampton and/or M. A. Smith, Trustees, in a Deed of Trust of record in Book 4796, page 448, Register's Office for Davidson County, Tennessee for the purpose of securing the note described in said Deed; and

WHEREAS, the said D. L. Hampton and/or M. A. Smith are unable to act as such Trustee's, the owner and holder of said note appointed Robert P. Ziegler as Substitute Trustee who was vested with all rights, powers and privileges of the original Trustee's named in siad Deed of Trust by instrument of record in Book 4841, page 59, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in payment of said note and the owner and holder of said note instructed the said Robert P. Ziegler, Trustee, to institute the foreclosure proceedings as provided for in said Deed; and

WHEREAS, the said Robert P. Ziegler did advertise in accordance with the provisions of said deed to sell the property at the south door of the Court House in Davidson County, Tennessee on Tuesday, September 17, 1974 at 12 O'Clock Noon; and

WHEREAS, at the time and place as named in said advertisement, the said Robert P. Ziegler, Trustee, offered the property herein described for sale, to the highest and best bidder and the best bid received was that of James Willis Roberts and wife, Judy C. Roberts, which bid was the assumption of the present indebtedness owed on the property together with improvements in the amount of Seven Thousand Seven Hundred Fifty Eight and 75/100 ($7,758.75) Dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Trustee, in pursuance of the power and authority contained in said Deed, and in consideration for Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and for and in consideration of the assumption of the remaining balance of said Deed of Trust,

do by these presence, sell, transfer and convey unto James Willis Roberts and wife, Judy C. Roberts, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Jack R. Underwood, Surveyor, dated March 7, 1970, as follows:
>
> Beginning at an iron pin the westerly margin of Griffith Road in the northerly line of the property owned by Gentry; thence with the margin of said Road, along a curve, northwardly 408.21 feet to an iron pin; thence north 7° 30' west 136 feet to an iron pin; thence leaving said Road, north 87° west 500 feet to a stake; thence south 3° west 480 feet to a stake; thence south 87° east and along Gentry's line, 727.71 feet to a point of beginning, containing 6.25 acres, more or less.
>
> Being the same property conveyed to Manuel A. Carvalho and wife, Wilma F. Carvalho by deed August 20, 1970, recorded in Book 4470, page 731, RODC, Tennessee.
>
> Wilma F. Carvalho having conveyed her interest and right to Manuel A. Carvalho by Final Divorce Decree in Fourth Circuit Court for Davidson County, January 18, 1972, by Rule #61382.
>
> Manuel A. Carvalho having since married Debra.
>
> Being all or a portion of the real estate conveyed to the party of the first part by Willie Ford Green, an unmarried person, by a Warranty Deed dated August 20, 1970, and recorded in the Register's Office of Davidson County, Tennessee, in Book 4440, Page 731.

SAID sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, improvements, title, and interest thereto belonging to the said James Willis Roberts and wife, Judy C. Roberts, their successors and assigns, forever, benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 17th day of September, 1974.

Robert P. Ziegler, trustee

ROBERT P. ZIEGLER, TRUSTEE

BOOK 1922 PAGE 907

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Herman Q Loewenstein, a Notary Public in and for said County and State, the within named ROBERT P. ZIEGLER, 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 17 day of September, 1974.

NOTARY PUBLIC

My Commission Expires: April 27, 1977

D03120 JUN 17 2 24 PM '75 IDENTIFICATION REFERENCE REGISTER DAVIDSON COUNTY TENN.

JUN 17 75 CONV *7,758.75
JUN 17 75 S'TAX A* 20.28 *
JUN 17 75 PR'FEE A* .50
JUN 17 75 W'DEED A* 6.00 * 26.78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 7,758.75.

AFFIANT

Subscribed and sworn to before me this 17 day of September, 1974.

NOTARY PUBLIC

My Commission Expires: April 27, 1977

This instrument prepared by:

Robert P. Ziegler
Attorney at Law
1100 Third National Bank Building
Nashville, Tennessee 37219