MICHAEL J. PHILBIN)
Successor-Trustee)
to) DEED Map No. 83-2
THOMAS & HILL, INC., P. O. Box) Par. No. 113
1833, Charleston, West Virginia)
25327 (Send tax bills here))

WHEREAS, Larry E. Carter, executed a deed of trust on the 6th day of September, 1974, which was recorded in Book 4852, page 517, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill and Edward Seddon, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc., a West Virginia corporation, 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 4913, page 777, 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: June 11, 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, Thomas & Hill, Inc., being the highest and best bidder at said sale, with a bid of Twenty Thousand Six Hundred Eighty-Five and 22/100 ($20,685.22) 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 Twenty Thousand Six Hundred Eighty-Five and 22/100 ($20,685.22) Dollars, paid by Thomas & Hill, Inc., 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., its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING part of Lot No. 1, on the Map of the Subdivision of the Roberts Property, as of record in Book 421, page 81, Register's Office for Said county, and part of Lot No. 8, on the Plan of Martha Martin Land, formerly known as the Jackson Place, a plan of which was in original Book 8, pages 441 & 442, said Register's Office, but said Book 8 has been copied and the plan that was originally on pages 441 and 442 of Book 8 has been copied on Book 101, page 101 of said Register's Office, described together according to a survey made by John Kohl, Surveyor, September 5, 1974, as follows:
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> BEGINNING at the northwest corner of Sharpe Avenue and Chapel Avenue; thence with the westerly margin of said Chapel Avenue, northwestwardly 52.5 feet to a point; thence westwardly 150 feet to a point on the easterly margin of a ten foot alley; thence with the easterly margin of said alley, southwestwardly 52 feet to a point in the northerly margin of said Sharpe Avenue; thence with the northerly margin of said Sharpe Avenue, South 87° 35' East 150 feet to the beginning.
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> Being the same property conveyed to Larry E. Carter by deed from Marvin A. Thompson, et ux Joyce P. Thompson, of record in Book 4852, page 515, 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 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., 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 27th day of June, 1975.

Michael J. Philbin, Trustee

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 27th day of June, 1975.

Jeri E. Horton

NOTARY PUBLIC

JERI E. HORTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-29-75

THIS INSTRUMENT PREPARED BY:

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

JUN30'75 CONV 20,685.22
JUN30'75 S'TAX A* 53.82
JUN30'75 PR'FEE A* .50
JUN30'75 W'DEED A* 6.00 * 60.32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,685.22.

AFFIANT

Sworn to and subscribed before me this 27th day of June, 1975.

Jeri E. Horton

NOTARY PUBLIC

JERI E. HORTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-29-75

D04942

IDENTIF. REFERENCE
JUN 30 3:04 PM '75
FEE & TAX REGISTERED
DAVIDSON CO., TENN.