BOOK 4931 PAGE 784

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CHARLES A. LEACH, TRUSTEE

TO

JACK L. CHAPMAN

TRUSTEE'S DEED

WHEREAS, Clarence E. Heath, and wife, Janice J. Heath, executed an Installment Deed dated the 7th day of October, 1974, which was recorded in Book 4863, page 156, Register's Office for Davidson County, Tennessee, conveying to C. Thomas Shields, Trustee, and Charles A. Leach having been appointed Substitute Trustee, in an instrument of record in the Register's Office for Davidson County, Tennessee, in Book 4919, page 427, conveying the hereinafter described property to secure payment to Jack L. Chapman and wife, Loretta R. Chapman, of a promissory note fully described in said Installment Deed; and

WHEREAS, default occurred in the payment of said note described in and secured by said Installment Deed, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Substitute 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 Installment Deed, said advertisement being paid for twenty days by three weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: Wednesday, July 2, 1975, at 12:00 Noon at the Courthouse in Nashville, Tennessee, Davidson County, at public outcry to the highest and best bidder for cash in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which was expressly waived in said Installment Deed; and the Grantee herein, Jack L.

Chapman, and wife, Loretta R. Chapman, being the highest bidder at said sale, with a bid of TWENTY THOUSAND DOLLARS ($20,000.00), subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said Installment Deed and the sale held thereunder, as aforesaid;

NOW, THEREFORE, for and in consideration of the premises and the further consideration of the sum of TWENTY THOUSAND DOLLARS ($20,000.00), paid by Jack L. Chapman, and wife, Loretta R. Chapman, the receipt of which is hereby acknowledged, I, Charles A. Leach, Substitute Trustee, have this day bargained and sold, and by these presents, do hereby transfer and convey unto Jack L. Chapman and wife, Loretta R. Chapman, their successors and assigns, the following tract of land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 31 on the Plan of Hedgewood Hills, Section Two, as of record in Book 3700, page 44, as corrected by instrument recorded in Book 4188, page 975, Register's Office for said County.
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> Said Lot No. 31 fronts 199.69 feet on the northerly side of Foxboro Drive, and extends back 386.8 feet on the westerly line and 355.75 feet on the easterly line, to a dead line in the rear on which it measures 73.3 feet.
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> Being the same property conveyed to Clarence E. Heath and wife, Janice J. Heath, by Installment Deed from Jack L. Chapman and wife, Loretta R. Chapman, of record in Book 4863, page 156, Register's Office for Davidson County.

together with all the privileges and appurtenances thereunto belonging, or used in connection with said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereunto belonging, to the said Jack L. Chapman and wife, Loretta R. Chapman, their successors and assigns, all the warranties and covenants made in said Installment Deed.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Charles A. Leach, Substitute Trustee, has hereunto set his hand, this 10th day of July, 1975.

CHARLES A. LEACH
Substitute Trustee

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IDENTIF. REFERENCE

JUL 14 4 03 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUL 14 CONV 20,000.00
JUL 14 S'TAX A* 52.00
JUL 14 FEE A* .50
JUL 14 WDEED A* 6.00 * 58.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Sworn to and subscribed before me this 10th day of July, 1975.

NOTARY PUBLIC

LOIS CHENOWETH NOTARY PUBLIC STATE OF TENN. AT LARGE

My Commission Expires: 2/12/76

Address of New Owner: Mr. and Mrs. Jack L. Chapman
Mail tax bills to: 37132 Thinbark
Wayne, Michigan 48184

This is improved property known as 228 Foxboro Drive, Madison, Tennessee, 37119.

This instrument prepared by: Charles A. Leach
26th Floor
First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lois Chenoweth, a Notary Public in and for said County and State, the within named Charles A. Leach, 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 10th day of July, 1975.

NOTARY PUBLIC

My Commission Expires:

2/12/76