"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 4936 PAGE 527

TRUSTEE'S DEED

Address New Owner as Follows:

Nashville City Bank
and Trust Company
315 Union Street
Nashville, Tenn. 37201

Send Tax Bills To:

Same

Map & Parcel Nos.

94-12
63 PW

WHEREAS, Joe A. Sneed executed to John B. Hardcastle, Trustee, a certain Deed of Trust on the property hereinafter described, the same being dated April 4, 1974, and being of record in Book 4803, page 420, 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 o'clock Noon, Central Daylight Time, July 23, 1975, when and where Nashville City Bank and Trust Company became the last and highest bidder at the price of Three Thousand and No/100 Dollars ($3,000.00);

NOW, THEREFORE, I, John B. Hardcastle, Trustee as aforesaid, in consideration of the premises and of the sum of Three Thousand and No/100 Dollars ($3,000.00) 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:

> Being Lot No. 10 on the plan of Clovernook Subdivision, as of record in Book 2900, pages 51 and 52, Register's Office for said County.
>
> Said lot fronts 128 feet on the westerly side of Ivywood Drive and extends back 219.9 feet on the northerly line and 239.2 feet on the southerly line to a broken line in the rear measuring 229.6 feet thereon.

Being the same property conveyed to Joe A. Sneed by deed from Royce E. McDowell and wife, Martha B. McDowell, of record in Book 4800, page 41, said Register's Office.

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; setback lines applicable to said property; any and all federal tax liens; and any right or interest which the wife, if any, of the said Joe A. Sneed may have in said property.

IN WITNESS WHEREOF, the undersigned, John B. Hardcastle, Trustee, has set his signature this 29 day of July, 1975.

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Allen M. Wallace, a Notary Public in and for said County and State, the within named Trustee, John B. Hardcastle, 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 29 day of July, 1975.

Allen M. Wallace
Notary Public

My commission expires: 6-16-77

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Thousand and No/100 Dollars ($3,000.00).

J. Timothy Tolle
Affiant

Subscribed and sworn to before me this 29th day of July, 1975.

Notary Public

My Commission Expires: 8/16/77

D0 8 7 7 1

IDENTIFICATION REFERENCE

JUL 29 2 14 PM '75

FELIX Z. MILLSAPS REGISTER
DAVIDSON COUNTY, TENN.

JUL29'75	CONV	*3,000.00				
JUL29'75	S'TAX		A*	7.80		
JUL29'75	PR'FEE		A*	.50		
JUL29'75	W'DEED		A*	6.00	*	14.30