This instrument was prepared by:

King & Ballow, Attorneys at Law
24th Floor, First American Center
Nashville, Tennessee 37238

Address New Owner:	Send Tax Statements	Map Parcel #52-1-60
Mrs. Fred S. Ramsay 114 Gallatin Road Madison, TN 37115	Same	

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TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in an Installment Deed dated November 13, 1971, of record in Book 4553, Page 174, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Frank S. King, Jr. was appointed Substitute Trustee by instrument of record in Book 4928, Page 478, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, Frank S. King, Jr., Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Installment Deed, advertising that said property would be sold at 12:00 o'clock Noon, Thursday, July 31, 1975, at the front door of the Courthouse, Public Square, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Installment Deed; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a superior lien against the property, and at the time and place stated in said advertisement, I, Frank S. King, Jr., Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $1,000.00 by Daisye S. Ramsay and said property was knocked off and sold to Daisye S. Ramsay.

NOW, THEREFORE, in consideration of the premises and the sum of $1,000.00 cash in hand paid by Daisye S. Ramsay, I, Frank S. King, Jr., Substitute Trustee, have this day bargained and sold and by

these presents do transfer and convey to Daisye S. Ramsay, her heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 in Block "B" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County.

SAID Lot No. 10 fronts 50 feet on the northerly side of Harrington Street and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Fred S. Ramsay by deed from D. E. Rawls and wife, as of record in Book 4028, Page 979, Register's Office for said County, and being the same property conveyed to Virgil F. Hunley and wife, Evelyn B. Hunley, by deed from Fred S. Ramsay and wife, Daisye S. Ramsay, of record in Book 4553, Page 174, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Daisye S. Ramsay, her heirs, and assigns, forever.

And I covenant with the said Daisye S. Ramsay that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the abovementioned Installment Deed, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all liens, mortgages, claims and unpaid taxes that may be a superior lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Daisye S. Ramsay, her heirs and assigns, against the lawful claims of all persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Substitute Trustee.

WITNESS my hand this 31 day of July, 1975.

FRANK S. KING, JR.
Substitute Trustee

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon Elizabeth Smith, a Notary Public in and for the State and County aforesaid, FRANK S. KING, JR., Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 31st day of July, 1975.

Sharon Elizabeth Smith
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

Jan. 29, 1977

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 1975.

Deputy Register

D 09160

IDENTIF REFERENCE

JUL 31 3 39 PM '75

FILED IN THE OFFICE OF THE REGISTER DAVIDSON COUNTY, TENN.

JUL 31 75	CONV	*8,500.00			
JUL 31 75	S'TAX		A*	22.10	
JUL 31 75	PR'FEE		A*	.50	
JUL 31 75	W'DEED		A*	6.00	* 28.60