BOOK 4944 PAGE 418

MICHAEL J. PHILBIN)
Successor-Trustee)
to Grantee)
THOMAS & HILL, INC., P. O. Box)
1833 Charleston, West Virginia)
25327 (Send tax bills here))

DEED

Map No. 50-13
Par. No. 33

WHEREAS, Clyde Dotson and wife, Josephine Dotson, executed a deed of trust on the 7th day of February, 1973 which was recorded in Book 4680, page 601, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Edward Seddon, Attorney, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc., 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 20th day of June, 1975, and recorded in Book 4927,page 577, 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: August 12, 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 One Thousand and No/100 ($1,000.00) 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 One Thousand and No/100 ($1,000.00) 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:

BEING Lot No. 36 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Clyde Dotson and wife, Josephine Dotson by deed from Robert Ray Gardner and wife, Ada Mai Gardner, of record in Book 4680, page 599, 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 20th day of August, 1975.

Michael J. Philbin, Trustee

MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jeri E. Day, 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 20th day of August, 1975.

Jeri E. Day
NOTARY PUBLIC

JERI E. DAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 8-8-79

THIS INSTRUMENT PREPARED BY:

mail

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

AUG 22 11 57 AM '75
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

D 12420

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,234.54.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 20th day of Aug., 1975.

Jeri E. Day
NOTARY PUBLIC

JERI E. DAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 8-8-79

AUG 22 75	CONV	18,234.54			
AUG 22 75 S'TAX			A*	47.32	
AUG 22 75 PR'FEE			A*	.50	
AUG 22 75	W'DEED		A*	6.00	* 53.82