BOOK 4944 PAGE 421

MICHAEL J. PHILBIN)
Successor-Trustee)
to Burger) DEED Map No. 65-9
THOMAS & HILL, INC., P. O. Box) Par. No. 75
1833, Charleston, West Virginia)
25327 (Send tax bills here))

WHEREAS, Paul Jean and wife, Elaine J. Jean, executed a deed of trust on the 25th day of February, 1974, which was recorded in Book 4792, page 107, 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 subsequent thereto the deed of trust hereinabove referred to was assumed by Nelson R. Porter in the same instrument conveying title to the property hereinbelow described to him which was recorded in Book 4846, page 245, Register's Office for Davidson County; 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 19th day of May, 1975, and recorded in Book 4930, page 260, 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. 109, Sherwood Forest, Section 3, of record in Book 4460, page 81, 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 Paul Jean and wife, Elaine J. Jean by deed of record in Book 4792, page 105, from J & B Construction Company.

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

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:

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

Mail

FELIX A. POTTS REGISTER DAVIDSON COUNTY, TENN.
AUG 22 11 58 AM '75
IDENTIF. REFERENCE
01242

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,499.56.

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

AUG22[75]	CONV	28,499.56				
AUG22[75]	S'TAX		A*	74.10		
AUG22[75]	PR'FEE		A*	.50		
AUG22[75]	W'DEED		A*	6.00	*	80.60