BOOK 4945 PAGE 738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 199,231.98 .

J. W. Oliphant
Affiant

Subscribed and sworn to before me, this 19th day of August, 1975.

Notary Public

My commission expires 10-29-78.

This instrument prepared by
GULLETT, STEELE, SANFORD & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows:
HOME FEDERAL SAVINGS & LOAN
ASSOCIATION OF NASHVILLE
230 FOURTH AVENUE, NORTH
~~NASHVILLE, TENNESSEE 37219~~

Send Tax Bills to: SAME

Map-Parcel Numbers
Map 74-4
Par 47-48-61
~~Map 75-1~~
10-11-12-13-14

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 19TH day of August, 1975, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated June 20, 1974, of record in Book 4827 page 613 Register's Office for Davidson County, Tennessee, Marion Thurman and wife, Eva M. Thurman, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Two Hundred Thirty-Seven Thousand One Hundred and no/100 Dollars ($237,100.00); and

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on July 15, 22, and 29, 1975; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, August 7, 1975, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred Ninety-Nine Thousand Two Hundred Thirty-One and 98/100 Dollars ($199,231.98), and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22, 23, 24, 25, 26, and 27 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 113, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Marion Thurman and wife, Eva M. Thurman, by quitclaim deed from Hermitage Lands, Inc., Miller Kimbrough, Trustee, and Marion Thurman, Trustee, of record in Book 4795, page 533, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said State and County, the within named CHARLES NELSON, JR., 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 19th day of August, 1975.

Shirley L. Johnson
Notary Public

My commission expires: 10/29/77.

SHIRLEY L JOHNS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D 13053

IDENTIF. REFERENCE

AUG 27 3 27 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG27'75	CONV	99,000.00			
AUG27'75	CONV	99,000.00			
AUG27'75	CONV	*1,231.98			
AUG27'75	S'TAX		A*	517.92	
AUG27'75	PR'FEE		A*	.50	
AUG27'75	W'DEED		A*	6.00	* 524.42