Address new owners and send tax bills to:
Mr. and Mrs. W. E. Duggin
1001 Glendale Lane
Nashville, Tennessee 37204

This instrument was prepared by:
Tom B. Harris, Jr., Attorney
P. O. Box #365
Ashland City, Tennessee 37015

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106-14
85 pw

TRUSTEE'S DEED

WHEREAS, on August 21, 1974, Marion C. McCullough and wife, Nellie M. McCullough, executed to the Commerce Union Bank, Nashville, Tennessee, their promissory note and, to secure and make certain the payment of the same, executed and delivered their deed of trust of even date to W. T. Moon, Trustee, the said deed of trust being to certain land hereinafter described and which is recorded in Book 4846, Page 21, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, default occurred in the payment of the said note and the same has remained past due and unpaid, and at the request of the lawful holder and owner of said note, W. T. Moon, Trustee, advertised the said land for sale by three publication notices appearing in the Nashville Record on September 9, September 16, and September 23, 1975; and on Wednesday, October 1, 1975, at 12:00 noon, Central ~~Standard~~ Daylight Time, at the North door of the Metropolitan-Davidson County Courthouse, offered said land for sale to the highest bidder for cash, as provided in the said advertisement, and pursuant to the authority vested in me as the said Trustee, Willie E. Duggin and wife, Mildred H. Duggin became the purchasers for the sum of Eleven thousand two hundred nineteen and 56/100 - - - - - - - Dollars ($11,219.56), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Eleven thousand two hundred nineteen and 56/100 - - - - - - - Dollars ($11,219.56), which has been paid in cash, the receipt of which is hereby acknowledged, I, W. T. Moon, Trustee, by virtue of the power and authority vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto the said Willie E. Duggin and wife, Mildred H. Duggin, their heirs and assigns, certain real estate located in Davidson County, Tennessee, to wit:

OCT 14 75 CONV 11,219.56
OCT 14 75 S'TAX A* 29.12
OCT 14 75 PR'FEE A* .50
OCT 14 75 W'DEED A* 4.00 * 33.62

Being Lot No. 1 on the Plan of Raymond Heights, as of record in Book 1424, Page 141, Register's Office for said County. Said Lot No. 1 fronts 90 feet on the northerly margin of Lyle Avenue and extends back 212.6 feet on the westerly line and 152 feet on the easterly line to a dead line, measuring 93.2 feet thereon. Being the same property conveyed to Marion C. McCullough and wife, Nellie M. McCullough, by deed from Dolly S. Tatum and wife, as of record in Book 4838, Page 919, said Register's Office, to which record reference is here expressly made.

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This conveyance is subject to 1975 taxes, all back taxes, all restrictions of record and the lien of all special assessments.

TO HAVE AND TO HOLD said property to the said grantees, their heirs and assigns, forever.

I covenant, as Trustee, that I have the right to convey the said property, and I convey to the said grantee the benefit of the covenant of seizin and general warranty contained in the said deed of trust, which provided that the purchaser should get an obsolute title to the said land; but I do not warrant the title personally, as Trustee, or for the beneficiary for whom I have acted in the sale of the said land.

WITNESS my hand this the 1st day of October, 1975

W. T. Moon
Trustee

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
OCT 14 3 10 PM '75
IDENTIFICATION REFERENCE

D 19851

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, W. T. Moon, 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 office in Nashville, Tennessee, this the 1st day of October, 1975.

Milbrey L. Jackson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires Feb. 5, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $11,219.56.

W. T. Moon
Affiant

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 1st day of October, 1975.

My Commission Expires: My Commission Expires Feb. 5, 1977

Milbrey L. Jackson