DMA:AN
11/11/75
Buyer: Third National Bank in Nashville
Send Tax Bills:
Home Federal Savings & Loan
4th Avenue
Nashville, Tennessee
Parcel 9D 60048

Prepared by:
David M. Amonette, Attorney
P.O. Box 2704
Nashville, Tennessee 37219

BOOK 4970 PAGE 522

TRUSTEE'S DEED

THIS INDENTURE, made this 12 day of November, A. D. 1975, by and between James L. Roberts, Trustee, of Davidson County, Tennessee, party of the first part, and Third National Bank in Nashville, party of the second part, WITNESSETH:

WHEREAS, on the 13th day of June, 1974, Albert John Torsak and Elizabeth Carlene Torsak did duly execute and deliver to James L. Roberts, Trustee, a certain Deed of Trust (which was duly recorded in the Register's Office of Davidson County, Tennessee, on the 5th day of July, 1974, in Book 4831, at Page 605, et seq.) whereby was conveyed the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 392 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 392 fronts 75 feet on the easterly side of Harpeth Knoll Road and extends back 268.1 feet on the northerly line and 247.8 feet on the southerly line to a dead line measuring 117.9 feet thereon.

Being the same property conveyed to Albert John Torsak and wife, Janice Anita Torsak, by deed from Proctor & Hibbett Construction Co., Inc., of record in Book 4574, Page 890, Register's Office of Davidson County, Tennessee, and the same property divested of Janice Torsak and vested solely in Albert John Torsak by decree of record in Minute Book 85B, Page 888, Circuit Court Clerk's Office of Davidson County, Tennessee.

WHEREAS, the said Trust so made was for the purpose of securing a certain indebtedness of $13,500.00 evidenced by one promissory note dated June 13, 1974, payable to the order of Third National Bank in Nashville, on demand;

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,949.90.

Subcribed and sworn to before me, this 12th day of November, 1975.

Notary Public

Affiant

WHEREAS, the said indebtedness secured by said Deed of Trust was not paid at maturity, but default was made, and thereupon, at the request of the beneficiary of said Trust, the party of the first part hereto did advertise the said property as in said Trust provided in a newspaper published in Davidson County, Tennessee, to-wit: "The Nashville Record", giving the time, place and terms of said sale; and

WHEREAS, on Wednesday, the 12th of November, 1975, A.D., at 12:00 o'clock noon, at the front door of the County Courthouse in Davidson County, Tennessee (the time and place fixed) the said property was offered for sale at public auction for cash in hand and in bar of the equity of redemption, as provided in said trust, and subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record, and being cried for a reasonable time, was finally struck off to the said party of the second part hereto, at its bid of $3,000.00, it being the highest and best bid, which sum was in hand paid and then applied as by said Deed of Trust directed and provided;

NOW, THEREFORE, in consideration of these premises, and the sum so aforesaid bid and paid, the party of the first part hereto, as Trustee, does hereby bargain, sell, transfer and convey unto said party of the second part, the parcel or lot of land hereinabove described, TO HAVE AND TO HOLD the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon and thereunto belonging and appertaining as an inheritance in fee, and free from all right and equity of redemption in the makers of said Deed of Trust, and all persons claiming through and under them.

D24120

IDENTIFICATION REFERENCE

NOV 12 3 10 PM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

BOOK 4970 PAGE 524

The party of the first part covenants that, as Trustee, he is lawfully seized of said property and has good right to convey, and will and does warrant unto second party, its successors and assigns, the title to said property as against all persons claiming by, through or under first party but no further or otherwise.

WITNESS the hand and seal of first party the day and year first above written.

James L. Roberts
TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Amonette, a Notary Public of said County and State, James L. Roberts, Trustee, the within named 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 12th day of November, A. D. 1975.

David M. Amonette
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 28, 1976

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

11/12/75 CONV 35,949.90
11/12/75 S'TAX A* 93.34
11/12/75 PR'FEE A* .50
11/12/75 W'DEED A* 6.00 * 99.84