BOOK 4975 PAGE 143

172-8
GPW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

The actual consideration or value, whichever is greater, for this transfer is $23,050.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 1975.

Notary Public

My commission expires 2/17/79

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers

Commerce Union Bank
400 Union
Nashville, Tennessee

Same

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 26th day of November, 1975, by and between Charles Nelson, Jr., TRUSTEE, FIRST PARTY, and Commerce Union Bank, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated March 16, 1972, of record in Book 4584, page 712, Register's Office for Davidson County, Tennessee, Ralph M. Wair and wife, Frances I. Wair conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Twenty-One Thousand Five Hundred Sixty-Five and no/100 Dollars ($21,565.00), and,

WHEREAS, Ralph M. Wair and wife, Frances I. Wair subsequently conveyed said real property to Charles Reynolds Vaught and wife, Jackie Hamlett Vaught, by deed of record in Book 4674, page 306, Register's Office for said County, and the said indebtedness was assumed by Charles Reynolds Vaught and wife, Jackie Hamlett Vaught, 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 October 28, November 4, and November 11, 1975, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Wednesday, November 26, 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 Twenty-Three Thousand Fifty and no/100 Dollars ($23,050.00) 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 Lot No. 103 on the Plan of Forrest Acres, Section I as of record in Book 3700, page 2, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 103 fronts 75 feet on the westerly side of Kinsdale Drive and extends back 183.81 feet on the northerly line and 226.91 feet on the southerly line to a dead line, measuring 136.42 feet thereon.
>
> Being the same property conveyed to Ralph M. Wair and wife, Frances I. Wair, by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4584, page 710, Register's Office for Davidson County, Tennessee.
>
> Also being the same property conveyed to Charles Reynolds Vaught and wife, Jackie Hamlett Vaught, by deed from Ralph M. Wair and wife, Frances I. Wair, of record in Book 4674, page 306, Register's Office for Davidson County,Tennessee.

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.

 Charles Nelson, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of November, 1975, before me, personally appeared Charles Nelson, Jr., Trustee, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal.

Mary M. Smith
Notary Public

My Commission Expires: 2/7/79

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TENNESSEE REAL ESTATE TRANSFER REFERENCE
IDENTIFICATION NUMBER

Nov 28 12 56 PM '75

FEE $ ____ REGISTER
DAVID LOVVORN COUNTY, TENN.

NOV 28 75	CONV	23,050.00			
NOV 28 75	ST TAX		B*	59.80	
NOV 28 75	PR FEE		B*	.50	
NOV 28 75	W DEED		B*	6.00	* 66.30