Send Tax Bill To:
R. B. Biggs
Rt 3 Bell Rua Rd
Ashland City, Tenn. 37015

BOOK 4975 PAGE 626

Map No. 48
Parcel No. 179

TRUSTEE'S DEED

This instrument made and entered into on the 28 day of November, 1975, by and between Melvin B. Butler, Trustee, Party of the First Part, and R. B. Biggs, Party of the Second Part:

WHEREAS, by Deed of Trust dated 27th day of March, 1975, of record in the Register's Office in Book 4899, Page 333, Register's Office for Davidson County, Tennessee. Whereas, Clarence E. Biggs and wife, Peggy Biggs conveyed to C. Alan Lancaster, as Trustee, the hereinafter described real estate to secure one note in the principal amount of $ 6,000.00 and payable in 60 monthly installments of $100.00 each beginning with May 1, 1975, and payable on the 1st day of each month thereafter until paid in full, and

WHEREAS, thereafter the said C. Alan Lancaster, Trustee, was unable to act as such Trustee and tendered his resignation in writing thereupon the holder of said note, exercised its authority as owner and holder, and did by proper instrument nominate and appoint Melvin B. Butler, as Substitute Trustee for the said C. Alan Lancaster and vest in him all the right, power and privileges of the said original Trustee named in said Deed of Trust and same is of record in Book 4963, Page 764, of the Register's Office for Davidson County, Tennessee, and,

WHEREAS, default was made in the payment of said note and Deed of Trust, the holder thereof having directed the first party to sell said property as provided by said Deed of Trust, the First Party did, cause foreclosure notices to be published once a week for three consecutive weeks beginning the week of November 4, 1975, in The Nashville Record, a newspaper in and for Davidson County, Tennessee, in accordance with State Law and the aforementioned Deed of Trust and said publication did advertise said property to be sold on the 28th day of November, 1975, and pursuant to said notices, on this date during legal hours, and at 10:15 A. M. O'clock, the first party offered said property for sale in front of courthouse door in Nashville, Tennessee, after receiving competitive bids sold said property to the Party of the Second Part at the price of $6,000.00, this being the highest, last and best bid.

THEREFORE, IN CONSIDERATION OF the Second Party cancelling and surrendering all of the notes secured by the aforesaid Deed of Trust, the same amounting to $6,000.00, plus interest and costs, the First Party has this day bargained and sold, and does hereby sell, transfer, and convey unto the Second Party, its heirs and assigns, the following described real estate, located in Davidson County, Tennessee and more particularly described as follows, to wit:

Land in the 13th (formerly the 23rd) Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the Map of lands of Henry Holt, deceased, or record in Book 2, page 155, Chancery Court of Nashville, description according to a survey made by Wayne G. Carlisle, Surveyor, June 14, 1973, as follows:

Beginning at a point on the easterly margin of Eaton's Creek Road, said point being 205 feet northerly from the northwest corner of the property owned by Morris B..Haddock of record and Book 4059, page 492, Register's Office of said County; thence with the easterly margin of said road, north 29 deg. West, 160 feet to a point said point 181 feet southerly from the southwest corner of the property conveyed to Benton M. Callis, Jr., et ux, by deed from Edwin Ruthven Rutherford, of record and Book 2548, page 577, now owned by Hazelwood; thence leaving said road north 76 deg. 33' east 290 feet to a point; thence south 29deg. east 160 feet to a point; thence south 76 deg. 33' west, 290 feet to the beginning. Containing 1.03 acres more or less.

Being part of the property conveyed to Edwin Ruthven Rutherford by deed from Henry M. Milan, of record and Book 2394, page 389, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon unto Party of the Second Part, its heirs and assigns, in fee simple, forever and in bar of all right or equity of redemption.

And the First Party, as Successor Trustee, does hereby transfer, assign and set over unto the Second Party, all of the covenants and warranties contained in the aforesaid Deed of Trust and instrument appointing him as Substitute Trustee, and does hereby warrant the title as fully as he is authorized to do as such Trustee, but no further or otherwise.

WITNESS the signature of the First Party of this, the date and day first above written.

STATE OF TENNESSEE
COUNTY OF Davidson

Melvin B. Butler
TRUSTEE

Personally appeared before me, the undersigned Notary Public (at large)(in and for said County), for the State of Tennessee, the above named Bargainor, with whom I am personally acquainted, and who acknowledged that he, in his capacity of Substitute Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 28th day of November, 19 75.

My Commission Expires: 5-5-78

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF Davidson

I hereby make oath that the actual consideration or true value of this property transfer whichever is greater, is $6,000.00. Affiant Melvin B. Butler. Sworn to and subscribed before me this the 28 day of November, 19 75.

My Commission Expires: 5-5-78

Notary Public

This instrument prepared by: Melvin B. Butler, Attorney, 633 Stahlman Building, Nashville, Tennessee.

D 26462

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IDENTIF. REFERENCE

DEC 1 2 48 PM '75
FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

DEC-1	CONV	*6,000.00		
DEC-1 STATE			3* 15.60	
DEC-1 REGFEE			3* .50	
DEC-1	MBEED		3* 4.00	* 20.10