"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

(Address New Owner (As Follows: ((Roselle Savings & Loan (Association (235 Chestnut Street (Roselle, New Jersey 07203 (	(Send Tax Bills To: (((Same (BOOK 4976 PAGE 909 (	) Map-Parcel Nos.) 150-1 97 PW))))))

SUCCESSOR TRUSTEE'S DEED

WHEREAS, WILLIAM A. LOWE executed to JOHN W. MURPHREE, TRUSTEE, a certain Deed of Trust on the property hereinafter described, the same being dated March 18, 1974, and being of record in Book 4802, page 46, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust aforesaid and the Note secured thereby were assigned to Roselle Savings & Loan Association by instrument of record in Book 4821, page 579, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Note secured by said Deed of Trust was assumed by Charles E. Boyd and wife, Dorothy A. Boyd, in a deed from William A. Lowe and wife, Karen H. Lowe, of record in Book 4832, page 803, Register's Office for Davidson County, Tennessee; and

WHEREAS, J. Greer Cummings, Jr. was appointed Successor Trustee by the lawful owner and holder of the Note described in and secured by the Deed of Trust aforesaid, said appointment being of record in Book 4960, page 796, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the front door of

the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 o'clock Noon, Central Standard Time, November 18, 1975, when and where Roselle Savings & Loan Association became the last and highest bidder at the price of Thirty-Four Thousand Nine Hundred Seventy-One and 57/100 ($34,971.57) Dollars.

NOW, THEREFORE, I, J. Greer Cummings, Jr., Successor Trustee as aforesaid, in consideration of the premises and of the sum of Thirty-Four Thousand Nine Hundred Seventy-One and 57/100 ($34,971.57) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said Roselle Savings & Loan Association, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 263 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 263 fronts 80 feet on the southwesterly margin of Mossdale Drive and extends back 114.0 feet on the southeasterly line and 149.0 feet on the northwesterly line to a line in the rear measuring 87.32 feet thereon.
>
> Being the same property conveyed to Charles E. Boyd and wife, Dorothy A. Boyd, by deed from William A. Lowe and wife, Karen H. Lowe, of record in Book 4832, page 803, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said Roselle Savings & Loan Association, its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee aforesaid, has the power to convey the same.

The undersigned, J. Greer Cummings, Jr., Successor Trustee, warrants the title to the said property to the said Roselle Savings & Loan Association, its successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes, restrictive covenants, easements, and setback lines applicable to said property.

J. Greer Cummings, Jr., Successor Trustee

J. Greer Cummings, Jr.,
Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Margaret Ann Rogland, a Notary Public in and for said County and State, the within named J. Greer Cummings, Jr., Successor 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 5th day of December, 1975.

Margaret Ann Rogland
Notary Public

My commission expires

MARGARET ANN ROGLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D 27055

IDENTIF. REFERENCE

Dec 5 10 56 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $34,971.57.

J. Greer Cummings, Jr.
Affiant

Subscribed and sworn to before me this 5th day of December, 1975.

Margaret Ann Rogland
Notary Public

My Commission Expires: 1-29-78

MARGARET ANN ROGLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DEC-5IN	CONV	34,971.57			
DEC-5IN S'TAX			B*	91.00	
DEC-5IN PR'FEE			B*	.50	
DEC-5IN	W'DEED		B*	6.00	* 97.50