This Instrument Prepared By: Homer R. Ayers, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

NEW OWNER: Jack R. Thomas
Rt#2, Box 21
Campbell Road
Goodlettsville, Tn. 37072

SEND TAX BILLS TO: Same

BOOK 4977 PAGE 729

MAP - PARCEL NUMBERS 33 150 PW

## TRUSTEE'S DEED

WHEREAS, on the 23rd day of January, 1970, Larry L. Westbrook was named Trustee by Deed of Trust of even date executed by Donald D. Baker and wife, Lyla F. Baker, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to Lee A. Coleman and wife, Virgie Coleman, the payment of one note of even date in the original principal amount of Five Thousand Nine Hundred Seventy Seven and 02/100 Dollars ($5,977.02) payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 4401, page 746, Register's Office for Davidson County, Tennessee; and

WHEREAS, on the 17th day of October, 1975, Homer R. Ayers was named Substitute Trustee in accordance with the terms and provisions of the original Deed of Trust hereinabove referred to by an instrument of record in Book 4963, page 315, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Donald D. Baker and wife, Lyla F. Baker, conveyed the hereinafter described property to John B. McBee and wife, Charlotte M. McBee, by warranty deed, subject to said Deed of Trust, which warranty deed is of record in Book 4401, page 748, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to Donald D. Baker and wife, Lyla F. Baker, and John B. McBee and wife, Charlotte M. McBee, and they having further failed to abide by the terms and provisions of the said Deed of Trust; and

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) The actual consideration or value whichever is greater, for this transfer is $3165.00.

Subscribed and sworn to before me, this the 4th day of December, 1975.

NOTARY PUBLIC AT LARGE

Jack R. Thomas
Affiant

10-31-76
Commission Expires

Notary Public

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving thirty (30) days notice by three successive publications, namely: October 28, 1975; November 4, 1975; and November 11, 1975, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said deed of trust. Pursuant to said advertisement, on Friday, November 28, 1975, at 11:25 a.m. at the south door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time Jack R. Thomas of Goodlettsville, Tennessee, bidding for himself, submitted the highest and best bid in the amount of Three Thousand One Hundred Sixty Five and 00/100 Dollars ($3,165.00).

NOW, THEREFORE, in consideration of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer, and convey to Jack R. Thomas of Goodlettsville, Tennessee, his heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to wit:

Land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, being part of Lots Nos. 3 and 4 on the Map of Cole Lands, as of record in Book 58, page 47, Register's Office for Davidson County, and as of record in Plan Book 1, page 100, of the Chancery Court, described as follows:



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|---|---|---|---|---|---|---|
| DEC-9[illegible] | CONV | *3,165.00 | | | | |
| DEC-9[illegible] | S'TAX | | B* | 8.32 | | |
| DEC-9[illegible] | PR'FEE | | B* | .50 | | |
| DEC-9[illegible] | W'DEED | | B* | 6.00 | * | 14.82 |

Beginning at the northwest corner of the property conveyed to Jim Throckmorton et ux, Brenda Throckmorton, by deed of record in Book 4319, page 540, Register's Office for Davidson County, thence with a fence in an easterly direction 420 feet, more or less, to a hickory tree; thence along the fence southerly 715 feet, more or less, to a post; thence westerly 420 feet, more or less, to a fence, being Clark's easterly line; thence along the fence, northerly 715 feet, more or less; to the point of beginning, containing seven acres, more or less.

Being part of the same property conveyed to Donald D. Baker and wife, Lyla F. Baker, by deed from Jim Throckmorton and wife, Brenda Throckmorton, as of record in Book 4392, page 282, Register's Office for Davidson County, Tennessee.

I, Homer R. Ayers, Substitute Trustee, convey to Jack R. Thomas of Goodlettsville, Tennessee, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust and instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust and appointment as Substitute Trustee hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Davidson County, Tennessee, this the 4th day of December, 1975.

D27429

RECEIVED FOR REFERENCE
DEC 10 59 AM '75
REGISTER DAVIDSON COUNTY, TENN.

Homer R. Ayers, Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, Substitute 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 Madison, Tennessee, this 4th day of December, 1975.

Notary Public

THOMAS R. BLACK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 11/13/79