This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

BOOK 4981 PAGE 529

Address New Owner:
Daniel Michael Van Sant
P.O.Box 3223
Nashville, Tennessee 37219

Send Tax Bills:
Mortgage Associates, Inc.
Suite 300
1835 Savoy Dr. N.E.
Atlanta, Ga. 30341

Map Parcel 34-130-224
11D 29625
This is improved property located at
223 Edgemeade Drive, Madison, Tennessee

T R U S T E E ' S D E E D

This instrument made and entered into on this the 7th day of November, 1975 by and between CARL H. OLDHAM, TRUSTEE, party of the first part and DANIEL MICHAEL VAN SANT AND WIFE, KATHY ELLEN VAN SANT, party of the second part:

WHEREAS, by deed of trust dated May 23, 1974 of record in the Register's Office for Davidson County, Tennessee in Book 4818, Page 897, SAMMY B. SANDERS AND WIFE, PAMELA S. SANDERS conveyed to party of first part, as Trustee, the hereinafter described real estate to secure a promissory note in the amount of FOUR THOUSAND FIVE HUNDRED DOLLARS ($4,500.00); and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the party of first part to sell said property as provided in said deed of trust, party of first part did on October 14, October 21, and October 28, 1975, by publication in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, advertise said property to be sold on November 7, 1975. Pursuant to said notice, party of first part did on November 7, 1975 at 1:00 p.m. at the front door of the Courthouse in Nashville, Tennessee and after receiving competitive bids, sold said property to DANIEL MICHAEL VAN SANT AND WIFE, KATHY ELLEN VAN SANT at the price of TWO HUNDRED AND FIFTY DOLLARS ($250.00) and the

assumption of the first mortgage deed of trust hereinafter set forth, said bid being the highest, best and last bid.

NOW THEREFORE, this deed witnesseth: That for and in consideration of the cancelling of the deed of trust hereinbefore set forth as it relates to the hereinafter described real estate, the party of the first part has this day bargained and sold and does hereby sell, transfer and convey unto the second party, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Edgemeade Farms, as of record in Book 3600, Page 69, Register's Office for said County.

Said Lot No. 18 fronts 55 feet on the northerly side of Edgemeade Drive and runs back between lines, 163.4 feet on the westerly side and 176.3 feet on the easterly side, which is a broken line to a line in the rear measuring 44.5 feet thereon.

BEING the same property conveyed to Sammy B. Sanders and wife, Pamela S. Sanders by deed from Vanesco, Incorporated as of record in Deed Book 4818, Page 895 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the party of the second part, their heirs and assigns in fee simple forever and in bar of all rights or equity of redemption.

Party of the first part does hereby transfer, assign and set over to party of second part all the covenants and warranties contained in said deed of trust and does warrant the title as fully as he is authorized to do so as trustee, but not further or otherwise

This conveyance is subject to a first deeed of trust of rec in Book 4485, Page 235, Register's Office for Davidson County, Tennessee.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

D29176

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This the 7th day of November, 1975.

DEC 22 8 38 AM '75
REGISTER
DAVIDSON COUNTY, TENN.

Carl H Oldham Trustee
CARL H. OLDHAM, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

EC2225 CONV 12,000.00
EC2225 S'TAX B* 31.20
EC2225 R'FEE B* .50
EC2225 M'DEED B* 6.00 * 37.70

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL H. OLDHAM, as Trustee, the within named bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and offical seal at Hendersonville, Tennessee this the 7th day of November, 1975.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-79

STATE OF TENNESSEE, SUMNER COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Carl H Oldham

Subscribed and sworn to before me this the 7 day of Nov. 1975

Paulette L. Oldham
Notary Public

My Commission Expires:
1-22-79

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.