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

Address New Owner and Send Tax Bills To:

John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

171-7
57-54-53
PW

BOOK 4981 PAGE 993

SUCCESSOR TRUSTEE'S DEED

WHEREAS,

1. CLOVER CONSTRUCTION COMPANY, INC. executed to JOHN W. MURPHREE, TRUSTEE, a certain Deed of Trust upon the property hereinafter described, the same being dated August 15, 1973, and recorded in Book 4738, page 802, Register's Office for Davidson County, Tennessee, and in Book 214, page 725, Register's Office for Williamson County, Tennessee;

2. The indebtedness secured by said Deed of Trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust, gave due notice to the said Clover Construction Company, Inc. of its default and of the intention of the holder of said indebtedness to foreclose said Deed of Trust as to all lots not heretofore released;

3. Clover Construction Company, Inc., in its capacity as borrower and owner of the property hereinafter described, expressly consented to the foreclosure of said Deed of Trust and waived all notices thereof, a copy of said consent and waiver being attached hereto as Exhibit 1;

4. The undersigned, J. Greer Cummings, Jr., has been appointed as Successor Trustee in the place and stead of John W. Murphree, Trustee, said appointment being set forth in Book 4973, page 330, Register's Office for Davidson County, Tennessee, and in Book 252, page 488, Register's Office for Williamson County, Tennessee;

5. The undersigned Successor Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices duly published in THE NASHVILLE RECORD on November 25, December 2 and December 9, 1975, and in THE REVIEW APPEAL on November 27, December 4, and December 11, 1975, in accordance with the provisions of the Deed of Trust;

6. After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Successor Trustee offered said land as described in the Deed of Trust (excepting Lot 37 heretofore released) for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 o'clock Noon, C.S.T., December 19, 1975, when and where John W. Murphree Company became the last and highest bidder at the price of Seventy-seven Thousand Nine Hundred Thirty-three and 93/100 Dollars ($77,933.93);

NOW, THEREFORE, I, J. Greer Cummings, Jr., Successor Trustee as aforesaid, in consideration of the premises and of the sum of Seventy-seven Thousand Nine Hundred Thirty-three and 93/100 Dollars ($77,933.93) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey to John W. Murphree Company, its successors and assigns, the land sold as aforesaid, being situated in Davidson and Williamson Counties, Tennessee, and being more particularly described as follows:

Land in Davidson and Williamson Counties, State of Tennessee, being Lots Nos. 35, 76 and 77 on the Plan of Cloverland Acres, Section 4, as of record in Plat Book 4660, page 45, Register's Office for Davidson County, Tennessee.

57 LOT 35: Said Lot No. 35 fronts 135 feet on the south margin of Cloverwood Drive and extends back 295.92 feet on the east line, and 323 feet on the west line, to a line on the rear on which it measures 179.95 feet.

Being the same property conveyed to Clover Construction Company, Inc., by deed from Eugene R. Williams, and wife, Rebecca Williams, of record in Book 4725, page 55, Register's Office for Davidson County, Tennessee.

54 LOT 76: Said Lot No. 76 fronts 145 feet on the south margin of Cloverwood Drive and extends back 351.26 feet on the east line, and 310.02 feet on the west line, to a line on the rear on which it measures 160.23 feet.

53 LOT 77: Said Lot No. 77 fronts 145 feet on the south margin of Cloverwood Drive and extends back 310.02 feet on the east line and 278.32 feet on the west line, which is a broken line, to a line on the rear on which it measures 131.78 feet.

Being part of the same property conveyed to Clover Construction Company, Inc. by deed from Eugene R. Williams and wife, Rebecca Williams, of record in Book 4725, page 57, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Clover Construction Company, Inc. by deed from Eugene R. Williams and wife, Rebecca Williams, of record in Book 214, page 723, Register's Office for Williamson County, Tennessee.

Said sale is subject to the following:

1. Any and all unpaid taxes;

2. Restrictions of record in Book 4720, page 355, Register's Office for Davidson County, Tennessee, and in Book 214, page 728, Register's Office for Williamson County, Tennessee;

3. All matters shown by the Plan of Cloverland Acres, Section 4, including an owner's certificate and the following:

   (a) LOT 35: a 130-foot setback line from Clover-wood Drive, a 10-foot public utility and drainage easement along the rear line and 2.5 x 25-foot anchor easement on both front corners.

   (b) LOT 76: a 150-foot setback line from Clover-wood Drive, a 10-foot public utility and drainage easement along the rear line, and 2.5 x 25-foot anchor easement on the east front corner.

   (c) LOT 77: a 150-foot setback line from Clover-wood Drive, a 10-foot public utility and drainage easement along the rear line, and a 2.5 x 25-foot anchor easement on the west front corner.

4. Any other restrictive covenants, easements or setback lines which may be applicable to said property.

TO HAVE AND TO HOLD the said property to the said John W. Murphree Company, its successors and assigns, forever, with the appurtenances, estate, title and interest thereto appertaining.

WITNESS my hand this 22nd day of December, 1975.

J. Greer Cummings Jr. Successor Trustee

J. GREER CUMMINGS, JR.,
SUCCESSOR TRUSTEE

BOOK 4981 PAGE 996

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Margaret Ann Ragland, 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 22nd day of December, 1975.

Margaret Ann Ragland
Notary Public

My Commission Expires: 1-29-78

D 29393

TENN. REFERENCE

DEC 22 3 18 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $77,933.93, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. Greer Cummings, Jr.
Affiant

Subscribed and sworn to before me this the 22 day of Dec. 1975

Margaret Ann Ragland
My C.E.: 1-29-78

DEC22 75	CONV	77,933.93			
DEC22 75 S'TAX			B* 202.54		
DEC22 75 PR'FEE			B* .50		
DEC22 75	W'DEED		B* 10.00	*	213.04

BOOK 4981 PAGE 997

November 20, 1975

John W. Murphree Company
I Airways Plaza
1283 Murfreesboro Road
Nashville, Tennessee 37217

Gentlemen:

You have advised us that we are in default under that certain note dated August 15, 1973, which we have executed to your order secured by Lots Nos. 35, 37, 76, and 77 on the Plan of Cloverland Acres, Section 4, of record in Plat Book 4660, page 45, Register's Office for Davidson County, said Deed of Trust being recorded in Book 4738, page 802, Register's Office for Davidson County, and in Book 214, page 725, Register's Office for Williamson County, Tennessee. You have further advised us of your intention to foreclose this Deed of Trust as to all lots not heretofore released.

In our capacity as borrower and owners of the property, we expressly consent to the foreclosure of this Deed of Trust and waive all notices thereof as well as our right to seek any hearing concerning the foreclosure of this Deed of Trust or any defenses available to us.

CLOVER CONSTRUCTION COMPANY, INC.

By Eugene R. Williams

EXHIBIT "1"