Berger+

Send tax bills to:
Mr. M. L. Barrett
976-1/2 Murfreesboro Road
Nashville, TN

This instrument prepared by:
Matt B. Murfree, III
Attorney at Law
Murfreesboro, TN 37130

147-13
17 pw

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4985 PAGE 491

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described and secured by that certain deed of trust executed by Thomas Clark Brinkley, to Matt B. Murfree, III, Trustee, embracing the real estate hereinafter described and which deed of trust appears of record in Trust Deed Book 4767, page 79, of the Register's Office of Davidson County, Tennessee, and to which reference is hereby made for all its terms and provisions, and the entire amount of indebtedness having been declared immediately due and payable, and the same not having been paid; and,

WHEREAS, the undersigned Trustee, being directed so to do by the holder of said indebtedness, advertised said property for sale once each week for three (3) consecutive weekly publications duly and regularly made in the Nashville Banner, a newspaper published in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement; that is, at 11:00 a.m. at the east door of the Courthouse in Nashville, Tennessee, on the 15th day of December, 1975, offered the hereinafter described property for sale to the highest and best bidder for cash in bar of all equities of redemption, subject to unpaid taxes which may be a lien against the property and a first mortgage or deed of trust in favor of Noel Palmer Company, Inc., of record in Trust Deed Book 3141, page 179, of the Register's Office of Davidson County, Tennessee, whereupon M. L. BARRETT and wife, RACHEL S. BARRETT, became the highest, best and last bidder thereon at a bid of $14,000.00, of which amount $8,226.45 was cash in hand paid, and the balance being the assumption of the deed of trust in favor of Noel Palmer Company, Inc., in the amount of $5,773.55, which deed of trust is of record in Trust Deed Book 3141, page 179, of said Register's Office, and they thereupon were declared to be the purchasers of said property for said amount.

NOW, THEREFORE, for and in the consideration of the sum of FOURTEEN THOUSAND AND NO/100 ($14,000.00) DOLLARS, of which amount $8,226.45 is cash in hand paid, the receipt of which is hereby acknowledged, and the balance by the assumption and agreement to pay by the grantees herein of that certain indebtedness in the present amount of $5,773.55 in favor of Noel Palmer Company, Inc., which indebtedness is secured by a deed of trust upon the property herein conveyed of record in Trust Deed Book 3141, page 179, of the Register's Office of Davidson County, Tennessee;

I, the undersigned, MATT B. MURFREE, III, Trustee, have bargained and sold and do hereby transfer and convey unto M. L. BARRETT and wife, RACHEL S. BARRETT, their heirs and assigns, forever, the following described real estate, to-wit:

> BEING Lot No. 132 on the Plan of Section II, Beverly Heights, of record in Book 2331, pg. 26, of the Register's Office of Davidson County, Tennessee, as follows:
>
> Said Lot No. 132 fronts 80 feet on the east side of Hopedale Drive and runs back 270 feet on the north line and 264.2 feet on the south line to a dead line in the rear on which it measures 80.3 feet.

This conveyance is expressly made subject to all unpaid taxes which may be a lien upon the property, to all lawful restrictions, easements, setback lines, etc., applying to the within described property and appearing of record in said Register's Office, and to the mortgage or deed of trust in favor of Noel Palmer Company, Inc., of record as aforesaid.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said M. L. BARRETT and wife, RACHEL S. BARRETT, their heirs and assigns, forever, together with benefit of all the covenants and warranties as contained in the aforesaid deed of trust; but I convey as Trustee only and am not bound personally upon any of said covenants and warranties.

Possession of said real estate is to be given by the grantor to the grantees upon delivery of this deed.

WITNESS MY HAND on this the 2nd day of January, 1976.

Matt B. Murfree III
MATT B. MURFREE, III, TRUSTEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, MATT B. MURFREE, III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument (TRUSTEE'S DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office in Murfreesboro, Tennessee, on this the 2nd day of January, 1976.

Marie Ida Johnson
Notary Public

My commission expires:

5-22-79

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $14,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matt B. Murfree III
Affiant

Subscribed and sworn to before me, this 2 day of January, 1976.

Marie Ida Johnson
Notary Public

My commission expires:

5-22-79

D30831

IDENTIF. REFERENCE

JAN 5 3 36 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JAN-5 76	CONV	14,000.00		
JAN-5 76 S'TAX			B* 36.40	
JAN-5 76 PR'FEE			B* .50	
JAN-5 76	W'DEED		B* 6.00	* 42.90