MAIL TO: Glenn Sager
923 Main St.
Nashville, Tenn. 37206

BOOK 4989 PAGE 99

MAP NO.: 162-6
PAR. NO.:
Lot 34 - #262
Lot 35 - #263
Lot 44 - #272

PHILLIP E. HILL)
Successor-Trustee)
to Buyer.) DEED
HARRIET K. BUBIS)
Apt. 910, Windsor Towers)
Hardin Road)
Nashville, Tennessee 37205)
(send tax bills here))

WHEREAS, Reynold Bubis, Trustee, and Martin Bubis, d/b/a Bubis Construction Company executed a deed of trust on the 5th day of October, 1972 which was recorded in Book 4644, page 914, Register's Office for Davidson County, Tennessee, conveying to James A. Green, Trustee, the hereinafter described property to secure payment to Thomas & Hill, Inc. of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Phillip E. Hill, was appointed Successor-Trustee, said appointment being dated the 12th day of December, 1975, and recorded in Book 4979, page 436, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: January 12, 1976 at 12:00 noon at the Court House in Nashville, Davidson County, Tennessee at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Harriet K. Bubis being the highest and best bidder at said sale, with a bid of Fifty-Eight

Thousand Two Hundred Eight and 60/100 ($58,208.60) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Fifty-Eight Thousand Two Hundred Eight and 60/100 ($58,208.60) Dollars, paid by Harriet K. Bubis, the receipt of which is hereby acknowledged, I, Phillip E. Hill, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Harriet K. Bubis, her successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lots Nos. 34, 35 and 44 on the Plan of Valley Green Subdivision of record in Book 4460, pages 96-97, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Reynold Bubis, Trustee, by deed from Albar Building Industries, a partnership composed of Barry Zeitlin and wife, Linda Zeitlin, of record in Book 4634, page 968, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Harriet K. Bubis, her successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Harriet K. Bubis, her successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Phillip E. Hill, Successor-Trustee, has hereunto set his hand this 12th day of January, 1976.

Phillip E. Hill
Successor-Trustee

STATE OF TENNESSEE)

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COUNTY OF DAVIDSON)

Personally appeared before me, Jeri E. Day, a Notary Public in and for said County and State, the within named Phillip E. Hill, 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 12th day of January, 1976.

Jeri E. Day

NOTARY PUBLIC

JERI E. DAY NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 8-8-79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,208.60.

AFFIANT

Sworn to and subscribed before me this 13th day of January, 1976.

NOTARY PUBLIC

My commission expires: 8-30-77

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS & TAYLOR
300 James Robertson Parkway
Nashville, Tennessee 37201

IDENTIFICATION REFERENCE

JAN 16 12 45 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

D 3241 2

JAN16'76	CONV	58,208.60			
JAN16'76	S'TAX		B*	151.32	
JAN16'76	PR'FEE		B*	.50	
JAN16'76	W'DEED		B*	6.00	* 157.82