Address new Owner as follows:
Community Federal Savings & Loan
Association of Nashville
2605 Jefferson Street
Nashville, Tennessee 37208

Send Tax Bills to:
Same

105-13
169

BOOK 4992 PAGE 725

THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY-AT-LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated 17 February 1975 of record in Book 4890, Page 340, Register's Office for Davidson County, Tennessee Clyde Edward Phillips conveyed the herein described property to Alfred C. Galloway, Trustee, to secure an indebtedness to Community Federal Savings & Loan Association of Nashville, evidenced by a promissory Deed of Trust lien note dated even date of said Deed, and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, as Trustee, to foreclose on said property, and

WHEREAS, I caused said property to be advertised in the Nashville Record a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at

12:00 Noon on Wednesday, 10 December 1975

at the south door of the courthouse in Davidson County, Tennessee, for cash, and

WHEREAS, the highest, last and best bid received was in the amount of Eight Thousand and No/100---------- ($8,000.00)-------Dollars, cash, said offer and bid having been made by Community Federal Savings & Loan Association of Nashville;

NOW, THEREFORE, in consideration of said sum, I, Alfred C. Galloway, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Community Federal Savings & Loan Association of Nashville, its successors and assigns a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 15 on the Plan of the McAlister Property, as of record in Book 421, page 10, Register's Office for said County. Said Lot No. 15 fronts 62 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and runs back between parallel lines, 190 feet more or less to an alley. Being the same property conveyed to Clyde Edward Phillips by deed from Trustees of Mt. Ararat Baptist Church of record in Book 4890, page 338, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Community Federal Savings & Loan Association of Nashville, its successors and assigns, forever;

This conveyance is made by me as Trustee, but no further or otherwise.

WITNESS MY HAND this the 22nd day of January 1976.

Alfred C. Galloway
TRUSTEE

D3417 25

TENN. REFERENCE
JAN 30 9 09 AM '76
REGISTER DAVIDSON COUNTY, TENN.

JAN30'76 CONV *8,000.00
JAN30'76 ST TAX B* 20.80
JAN30'76 PR FEE B* .50
JAN30'76 W DEED B* 4.00 * 25.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alpha Z. A. Hall, a Notary Public in and for said County and State, the within named Alfred C. Galloway, 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 the 22nd day of January 1976.

Alpha Z. A. Hall
NOTARY PUBLIC

DAVIDSON COUNTY, TENN. * ALPHA Z. A. HALL * NOTARY PUBLIC

My Commission Expires: February 11, 1976

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $8,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

A. C. Walker

Amount Tax Paid $_____

Subscribed and sworn to before me this 22nd day of January 1976.

Alpha Z. A. Hall
NOTARY PUBLIC

DAVIDSON COUNTY, TENN. * ALPHA Z. A. HALL * NOTARY PUBLIC

My Commission Expires: Feb. 11, 1976