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BOOK 4998 PAGE 173

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

IDENTIF. REFERENCE

FEB 19 1 46 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 1975.

Notary Public

My commission expires 11/13/79

Address new owners as follows:
Home Equity Company
630 Third Avenue, South
Nashville, Tennessee 37201

Send Tax Bills to: Same

Map-Parcel Numbers 72-12 330

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 12th day of February, 1976, by and between J. Murray Milliken, TRUSTEE, FIRST PARTY, and Home Equity Company, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated June 7, 1974, of record in Book 4865, page 512, Register's Office for Davidson County, Tennessee, Roosevelt Evans, Jr. and wife, Juanita V. Evans conveyed to J. Murray Milliken, Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Fifteen Thousand Five Hundred and no/100 ($15,500.00) Dollars, and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on January 20 and 27, 1976 and February 3, 1976, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, February 12, 1976, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Five Thousand and no/100 ($5,000.00) Dollars, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.
>
> Said Lot fronts 50 feet on the south side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.
>
> Being part of the same property conveyed to Home Equity Company by deed from Charles Hampton White, Trustee, of record in Book 4840, page 322, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, J. Murray Milliken, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

J. Murray Milliken, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Marsha L. Hollins, a Notary Public in and for said County and State, the within named J. Murray Milliken, Trustee, 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 February, 1976.

Marsha L. Hollins
Notary Public

My commission expires: 11-27-78.

MARSHA L. HOLLINS NOTARY PUBLIC DAVIDSON COUNTY

FEB 19 76	CONV	*5,000.00			
FEB 19 76	S'TAX		B*	13.00	
FEB 19 76	PR'FEE		B*	.50	
FEB 19 76	W'DEED		B*	6.00	* 19.50