This Instrument Was Prepared By
Phillip Saindon (emp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

5001 PAGE 837

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim D. Dies, Jr. (NAME:)	(NAME:)	133-3
3315 Glendale Rd (STREET ADDRESS OR ROUTE NUMBER:)	(STREET ADDRESS)	68
Nashville Tenn. 37211 (CITY) (P. O. ZONE) (STATE:)	(CITY) (ZONE) (STATE)	Pt

TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 21, 1970, of record in Book 4399, page 808, Register's Office for Davidson County, Tennessee, George C. Faulk and wife, Clarice F. Faulk, conveyed to Phillip Saindon, Trustee, the hereinafter described property to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument, and Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Phillip Saindon, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days; and

WHEREAS, pursuant to said notice, I, the undersigned, Phillip Saindon, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes and a first mortgage of record in Book 3596, page 377, Register's Office for Davidson County, Tennessee, on Tuesday, March 2, 1976, at 12:00 o'clock noon at the Courthouse door in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Jim D. Dies, Jr. and wife, Virginia L. Dies, were the highest and best bidder, the amount of their bid being

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 2nd day of March, 19 76

Affiant

My commission expires (Affix Seal)

Notary Public

Reg Register

in the sum of Six Thousand Five Hundred and No/100 ($6,500.00) Dollars, which amount was paid in cash to Phillip Saindon, Trustee.

NOW, THEREFORE, in consideration of the premises, I, Phillip Saindon, Trustee, have bargained and sold and by these presents do transfer and convey unto Jim D. Dies, Jr. and wife, Virginia L. Dies, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the north one-half of Tract No. 8 on the Map of the Subdivision of Mrs. Bettie Smith's land on Antioch Pike, as of record in Book 843, page 59, Register's Office for said County.
>
> Said part of said lot fronts 100 feet on the westerly side of Glencliff Road and runs back between parallel lines, as measured from the center line of said road, 653 feet to the east line of Lot No. 12 on said plan.
>
> Being the same property conveyed to George C. Faulk and wife, Clarice F. Faulk, by deed from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4399, page 806, Register's Office for said County; and also being the same property conveyed to Phillip Saindon, Trustee, by deed of trust from George C. Faulk and wife, Clarice F. Faulk, of record in Book 4399, page 808, said Register's Office.
>
> Included but expressly excluded is the property conveyed to Southlake Syndicate by deed from David Sliger, et ux, of record in Book 4174, page 564, said Register's Office.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale, a first mortgage of record in Book 3596, page 377, Register's Office for Davidson County, Tennessee, and to all other restrictions, easements and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Jim D. Dies and wife, Virginia L. Dies, their heirs and assigns, forever.

I, Phillip Saindon, Trustee under said deed of trust, do hereby transfer, assign and convey unto the said Jim D. Dies and wife, Virginia L. Dies, their heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, as Trustee under said deed of trust, can or should do, and subject to all restrictions, easements and encumbrances which are of record or may affect title to said premises, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Phillip Saindon, Trustee, has hereunto set his hand this the 2nd day of March, 1976.

Phillip Saindon, Trustee

PHILLIP SAINDON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo a Notary Public in and for said County and State, the within named Phillip Saindon, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 1976.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

Dewey W. Pedigo
Notary Public at Large

My Comm. Exp.
11-12-78

3-2-76 — C.O. 6,500.00
ST 16.90
R.F. .50
W.D 6.00 23.40

D38444

IDENTIF. REFERENCE

MAR 2 3 57 PM '76

FELIX DAVIDSON COUNTY, TENN. REGISTER