PREPARED BY: TRABER & ROBINSON, ATTORNEYS, 217 SHADY GROVE RD.
NASHVILLE, TENNESSEE 37214

SEND TAX BILLS TO: WILLIAM H. RICE

BOOK 5002 PAGE 672

mail-1 1001 Henry Bear Lane. Nash. Tenn

TRUSTEE'S DEED

Map 105-13
Par. 135

WHEREAS, by deed of trust dated December 5, 1974, of record in Book 4873, page 315, Register's Office for Davidson County, Tennessee, Art Products, Inc. conveyed the property hereinafter described to Marbut Glenn Gaston, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, Traber & Robinson, Attorneys were appointed Substitute Trustee in the stead of Marbut Glenn Gaston, Jr. by written instrument of record in Book 4994, page 718, in said Register's Office 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 Deed of Trust and William H. Rice and wife, Donna C. Rice, the lawful owners and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust and to sell the hereinafter described property; and

WHEREAS, the said Traber & Robinson, Attorneys, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record newspaper published in Nashville, Davidson County, Tennessee, for thirty days; one insertion of said advertisement appearing in each of three issues of the Nashville Record, the first of which appeared on February 10, 1976.

WHEREAS, pursuant to said notice, I, the undersigned, W.G. Traber, of the firm of Traber & Robinson, Attorneys, Substitute Trustees, 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 on Thursday, February 27, 1975, at 12:00 Noon at the front door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale William H. Rice and wife, Donna C. Rice were the highest bidder. The amount of said bid being the sum of Six Thousand Seven Hundred Twenty Eight and 99/100 and the said William H. Rice and wife, Donna C. Rice being the holder of the indebtedness secured by a deed of Trust together with the expenses of said sale, amounting to more than said bid, accordingly he was not required to pay any cash to the Substitute Trustee for the benefit of the Grantors.

NOW THEREFORE, in consideration of the premises, I, W.G. Traber, Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto the said William H. Rice and wife, Donna C. Rice their heirs and assignes, the following described property situated in Davidson County, Tennessee, to wit:

MAR-47-	CONV	19,500.00	B*	50.70	
MAR-47-S TAX			B*	.50	
MAR-47-PRTFEE			B*	4.00	* 55.20
MAR-47-	WDEED				

Being Lot No. 1 on the Plan of Washer's Subdivision, as of record in Book 3106, page 87, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Vanzoria Redus Crosdale by deed from William H. Rice and wife, Donna C. Rice of record in Book 4873, page 311, Register's Office for said County.

This conveyance is made subject to any and all unpaid taxes which are a line against said property at the time of sale.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said William H. Rice and wife, Donna C. Rice their heirs and assigns forever.

I, W.G. Traber, Substitute Trustee, under said Deed of Trust, do hereby transfer, 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 Substitute Trustee, under said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, W.G. Traber, Substitute Trustee, has hereunto set his hand on this the 4th day of March, 1976.

W.G. Traber, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named W.G. Traber, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 4th day of March, 1976.

Tracey Boles
Notary Public

TRACEY BOLES NOTARY PUBLIC DAVIDSON COUNTY TN

My Commission Expires: November 18, 1978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer of $19500.00

William H Rice
Affiant

Subscribed and sworn to before me, this the 4th day of March, 1976.

W W Williams
~~Notary Public~~

~~My Commission Expires:~~ _____

FILED FOR RECORD MAR 4 1976 AT 1:30 P.M. REGISTER DAVIDSON COUNTY TENN. REFERENCE

D38812