Recorded
SEND TAX BILL TO:
EDWARD A. KNOB
WINDWOOD FARM
RIVER ROAD, ROUTE 2
DAVIDSON COUNTY,
TENNESSEE 37209

MAP 77
PARCEL NO. 50

TRUSTEE'S DEED

BOOK 5006 PAGE 464

THIS INSTRUMENT, made and entered into on this the 17th day of March, 1976, by and between Ed R. Davies, Substitute Trustee, party of the first part, and NANCY J. KNOB, EDWARD A. KNOB and wife, /_____, party of the second part;

WHEREAS, by a deed of trust dated July 8, 1974, of record in the Register's Office for Davidson County, Tennessee, in Book 4833, page 127, L. Wesley Johnston conveyed to John B. Cobb, Jr., Trustee, the hereinafter described real estate; and,

WHEREAS, said deed of trust authorizes the holder of the indebtedness to remove the Trustee named therein and appoint his successor by an instrument in writing and by instrument dated February 10, 1976, and recorded in said Register's Office in Book 4997, Page 302, the said John B. Cobb, Jr., was removed as Trustee and in his place instead Ed R. Davies was nominated and appointed Substitute Trustee; and,

WHEREAS, at the request of the holder of said indebtedness, I, ED R. DAVIES, Substitute Trustee, under and by virtue of the powers vested in me as such Trustee in said deed of trust, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications, namely: February 24, March 2 and 9, 1976, in the Nashville Record, 204 Union Street, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said deed and subject to all unpaid taxes which are a lien on said property on the date of the sale.

Pursuant to said advertisement, on Wednesday, March 17, 1976, at 12:00 noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee, I, Ed R. Davies, Jr., as said Substitute Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described, for cash, and in bar of the hereinabove equities as provided in the deed, and subject to the taxes which are a lien on the property at date of sale, at which time after receiving competitive bids, sold said property to

EDWARD A. KNOB and wife, NANCY J. KNOB, at the price of NINE THOUSAND ONE HUNDRED SEVENTY-FOUR AND NO/100 ($9,174.00) DOLLARS, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, ED R. DAVIES, Substitute Trustee, do hereby sell, transfer and convey to EDWARD A. KNOB and wife, NANCY J. KNOB, their heirs and assigns, in fee simple and in bar of all equities above mentioned and subject to the taxes which are a lien on said property, the following described real estate, to-wit:

> Land described according to a survey by James T. Brewer, Cert. #170, dated November 2, 1973, in the 8th Civil District of Davidson County, Tennessee, as follows:
>
> Beginning at a point 2418.4 feet, more or less, in a southeasterly direction from the intersection of River Road and Cub Creek and 490 feet, more or less, from the D. C. Sherrill northwest corner; thence beginning with the northwesterly corner of said tract and running southeast with River Road S37°20'E 206 feet; thence S38°E24 feet; thence, leaving River Road S30°15'W 900 feet; thence N52°18'W 312 feet; thence, N35°30'E 963 feet to the point of beginning on River Road and containing 5.8 acres, more or less.
>
> Being the same property conveyed to L. Wesley Johnston by deed from Edward A. Knob and wife, Nancy J. Knob, of record in Book 4833, page 125, Register's Office for Davidson County, Tennessee, and being the same property conveyed to John B. Cobb, Jr., Trustee, from L. Wesley Johnston of record in Book 4833, page 127, Register's Office for Davidson County, Tennessee.

I, ED R. DAVIES, Substitute Trustee, convey to EDWARD A. KNOB and wife, NANCY J. KNOB, all the rights conveyed to me as such Trustee in said deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under said deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Nashville, Tennesse, this 17th day of March, 1976.

ED R. DAVIES

STATE OF TENNESSEE X

COUNTY OF DAVIDSON X

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ed R. Davies, 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 SEAL OF OFFICE this 17th day of March, 1976.

IDENTIF REFERENCE
MAR 17 3 26 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

D 40610

NOTARY PUBLIC

My Commission Expires:

JEFFERY R. HUMPHREYS
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE X

COUNTY OF DAVIDSON X

The actual consideration or value whichever is greater, for this transfer is $9,174.00.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 17th day of March, 1976.

AFFIANT

NOTARY PUBLIC

My commission expires:

JEFFERY R. HUMPHREYS
NOTARY PUBLIC
DAVIDSON COUNTY

THIS DEED PREPARED BY ED R. DAVIES, Attorney, 1128 J. C. Bradford Building, Nashville, Tennessee.

MAR 17 76	CONV	*9,174.00			
MAR 17 76	S'TAX		B*	23.92	
MAR 17 76	FR'FEE		B*	.50	
MAR 17 76	W'DEED		B*	6.00	* 30.42