Ashland City Bank & Trust Company
P. O. Box 38
Ashland City, Tennessee 37015
(send tax bills to same)

BOOK 5007 PAGE 265

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This instrument made and entered into this March 12th, 1976, by and between Homer J. Tidwell Jr., trustee, on the one hand, and Ashland City Bank and Trust Company, a Tennessee banking corporation, and referred to herein as the purchaser, on the other hand, witnesseth:

Whereas by a deed of trust recorded at page 220 of Book 4494 in the Register's office of Davidson County, Tennessee, Charles M. Adcock and wife Ruth Adcock did convey to Homer J. Tidwell Jr., trustee, the land hereinafter described to secure payment of a note in the amount of $20,000.00;

And whereas, default having been made in the payment of the said note and the holder thereof having directed the trustee to sell the said land as provided in the said deed of trust, the said land was advertised for sale by three consecutive weekly newspaper publications; at ten a.m. on this date at the front door of the Courthouse in Nashville, Tennessee, the said land was offered for sale at public auction to the highest and best bidder; and then and there and in accordance with the said deed of trust the said land was sold to the purchaser at the price of one thousand dollars;

Now, therefore, in accordance with the said deed of trust and in consideration of one thousand dollars cash, applied by the purchaser on the remaining unpaid balance of the said note to the credit of the said Charles M. Adcock and wife Ruth Adcock, the trustee has this day bargained and sold and does hereby sell, transfer, and convey unto the purchaser and its successors and assigns the following described land in the 14th (formerly 24th) Civil District of Davidson County, Tennessee, to wit:

mail

THIS INSTRUMENT WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 245
ASHLAND CITY
TENNESSEE 37015

> on the south side of Little Marrowbone Road at the mouth of Nickens branch as it empties into the Little Marrowbone Creek near the Cheatham County line, and described according to survey by C. J. Carney, surveyor, May 20th, 1963, as follows:

beginning at a pin in the center of Little Marrowbone Road; thence with the center line of the said road south 15½° west one hundred feet and south 55° west 348 feet to an iron pin; thence leaving the said road south 40° east 230 feet to an iron pin in the north bank of Little Marrowbone Creek; thence north 33°26' east 150 feet, north 30°20' east one hundred feet and north 26°26' east 226.6 feet to an iron pin; thence, leaving the said bank of the said creek, north 13½° west 45.4 feet to the poing of beginning, containing one acre more or less; and being the same property conveyed to Charles M. Adcock and wife Ruth Adcock from O. G. Amis, widow of C. W. Amis, by deed of record in Deed Book 3,575 at page 566 in the Register's office of Davidson County, Tennessee;

to have and to hold the said real estate together with all improvements thereon unto the purchaser, and its successors and assigns forever, in bar of all right and equity of redemption.

And the trustee does hereby transfer and assign to the said purchaser all the covenants and warranties in the said deed of trust as fully as he is authorized to do as trustee but not further or otherwise.

Witness my signature this March 12th, 1976.

MAR 19 CONV
MAR 19 S'TAX
MAR 19 RECD'FEE

Trustee

State of Tennessee §
Cheatham County §

D 2.60
D .50
D 4.00 * 7.10

Homer J. Tidwell Jr., trustee, who is referred to above as trustee and with whom I am personally acquainted, personally appeared before me, a Notary Public in and for this county and State and acknowledged that he executed the foregoing instrument for the purposes stated in it.

Witness my signature and official seal at Ashland City this March 16th, 1976.

Notary Public

My commission expires: My Commission Expires SEPT. 22, 1979 CHEATHAM COUNTY

D40985

IDENTIF. REFERENCE

MAR 19 2 16 PM '76

REGISTER DAVIDSON CO., TENN.

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

MAR

Affiant

Subscribed and sworn to before me this the 16th day of March 1976.