Address new Owner as follows:
Community Federal Savings & Loan
Association of Nashville
2605 Jefferson Street
Nashville, Tennessee 37208

Send Tax Bills to:

Same

map 58.1
Par 2

BOOK 5016 PAGE 406

THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY-AT-LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated 31 December 1974 of record in Book 4880, Page 39, Register's Office for Davidson County, Tennessee Leroy M. Burton, Jr. and wife, Eva G. Burton conveyed the herein described property to Alfred C. Galloway, Trustee, to secure an indebtedness to Community Federal Savings & Loan Association of Nashville, evidenced by a promissory Deed of Trust lien note dated even date of said Deed, and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, as Trustee, to foreclose on said property, and

WHEREAS, I caused said property to be advertised in the Nashville Record a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at 12:00 Noon

WEDNESDAY, 24 March 1976

at the south door of the courthouse in Davidson County, Tennessee, for cash, and

WHEREAS, the highest, last and best bid received was in the amount of Fifty-Seven Thousand Seven Hundred Thirty-Seven and 54/100------- ($57,737.54)-----Dollars, cash, said offer and bid having been made by Community Federal Savings & Loan Association of Nashville;

NOW, THEREFORE, in consideration of said sum, I, Alfred C. Galloway, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Community Federal Savings & Loan Association of Nashville, its successors and assigns a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Gold Key Estates, Section Two, as of record in Book 3842, page 265, Register's Office for said County. Said Lot No. 24 fronts 134.87 feet on the easterly margin of Drakes Branch Road and extends back 325.00 feet on the southerly line and 241.92 feet on the northerly line, to a dead line, measuring 204.81 feet. Being the same property conveyed to Leroy M. Burton, Jr. and wife, Eva G. Burton, by deed from Cumberland Builders, Inc. of record in Book 4564, page 783, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Community Federal Savings & Loan Association of Nashville, its successors and assigns, forever;

This conveyance is made by me as Trustee, but no further or otherwise.

WITNESS MY HAND this the 16th day of April 1976.

Alfred C. Galloway
TRUSTEE

D45190

COUNTY REFERENCE

APR 13 AM '76

APR 1976 CONV 57,737.54
W'DEED 3* 4.00 * 4.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Alfred C. Galloway, Trustee, 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 official seal at Nashville, Tennessee, this the 16th day of April 1976.

[illegible]
NOTARY PUBLIC

My Commission Expires: [illegible] 95 1980

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 57,737.54, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Alfred C. Galloway

Amount Tax Paid $_____

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

[illegible]
NOTARY PUBLIC

My Commission Expires: [illegible]

DUPLICATE
Tax paid on this
in the amount of 156.00
on Instrument # 02988
recorded in Davidson
County Registers Office
Date 4-19-76
[illegible] Dep. Reg.