Mail

This instrument was prepared by Wm. G. Wilkinson, Attorney at Law.

Ashland City Bank & Trusta Co., Main St. Ashland City Tn. 37015

Burger & Jay Bills -7

TRUSTEE'S DEED BOOK 5016 PAGE 903 73-6-11

This instrument made and entered into on this 23rd day of March, 1976 by and between Homer J. Tidwell, Jr., Trustee, party of the first part, and Ashland City Bank & Trust Company, party of the second part.

Whereas the deed of trust dated July 23, 1974 of record in the Register's Office of Davidson County, Tennessee in Book 4837, Page 852, Henry Edward Nalls and wife, Judy E. Nalls conveyed to Homer J. Tidwell, Jr., Trustee, the hereinafter described real estate to secure a note payable to the order of Ashland City Bank & Trust Company, and

Whereas default was made in the payment of said note, the holder thereof having directed the party of the first part to sell said property as provided by said deed of trust, the party did advertise said property to be sold on this date, and pursuant to said notices run in Nashville Record, on this date during regular hours, the first party offered said property for sale at the front door of the Courthouse in Nashville, Tennessee, and after receiving conpetitive bids, sold said property to Ashland City Bank & Trust Company, they being the highest, last, and best bid on said property.

Now, therefore, this deed witnesseth:

That for and in consideration of the cancellation and surrendering of said note secured by deed of trust of record in Book 4837, Page 852, Register's Office of Davidson County, Tennessee, the party of the first part has this day bargained and sold, and does hereby sell, transfer, and convey to the party of the second part, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Riverwood Terrace, as of record in Book 1835, Page 134, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 32 begins at a point in the northerly margin of Andrew Place at the common corner of Lots Nos. 31 and 32; thence with the common boundary line between Lots 32 and 31 northerly 125 feet to a point, being the common corner of Lots 31 and 32 and 33; thence with the common boundary line between Lots 32 and 33 eastwardly 125.13 feet to the westerly margin of Shadow Lane; thence with the said margin of Shadow Lane southerly 105 feet to a marker; thence around a curve in a southwesterly direction 31.42 feet to a marker in the northerly margin of Andrew Place; thence with said margin of Andrew Place westerly 105.11 feet to the point of beginning.
>
> Being the same property conveyed to Joseph Howard Mooneyhan and wife, Vaughnell Mooneyhan by deed of record in Deed Book 3764, Page 625, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 2087, Page 503, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, in fee simple absolute forever, and in bar of all right of equity of redemption.

And the party of the first part, as Trustee, does hereby transfer, assign, and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Witness the signature of the party of the first part on the day and date above written.

Homer J. Tidwell Jr
Trustee

STATE OF TENNESSEE)
)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named Homer J. Tidwell, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee this 23rd day of March, 1976.

Wm G. Wilkinson
Notary Public

My Commission expires: 7/18/76.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 28,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1976.
Deputy Register

APR 27 10 58 AM '76
REGISTER
DAVIDSON COUNTY, TENN.

TO THE REFERENCE

D 4 5 3 8 6

APR20'76	CONV	28,000.00				
APR20'76	S'TAX		B*	72.80		
APR20'76	PR'FEE		B*	.50		
APR20'76	W'DEED		B*	4.00	*	77.30