Map 5
Parcel 15

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment of an indebtedness described in and secured by the trust agreement in an Installment Deed executed on August 13, 1969 of record in Book 4351, page 379, Register's Office for Davidson County, Tennessee, wherein Thomas A. Warf and wife Ann B. Warf conveyed the hereinafter described real property to Henry A. Duke and wife Audrey L. Duke, and they, the said Henry A. Duke and wife Audrey L. Duke conveyed to Dodson Batson, Trustee, said property to secure the payment of a note which is fully described in said Installment Deed; and

WHEREAS, the default in the payment of said note has continuted in excess of thirty days and the owners of said note have declared the entire indebtedness to be due and payable, and payment not being made, the owners and holders of said note, the said Thomas A. Warf and wife Ann B. Warf have demanded that the property be advertised and sold for the purpose of satisfying said indebtedness and the costs of this foreclosure proceeding, I, Dodson Batson, Trustee, by virtue of the power and authority vested in me as such Trustee, did, after causing notice of the sale to be duly and regularly published as required by said Trust Deed and the laws of the State of Tennessee, said notice having been published in the Nashville Record, a newspaper published in Davidson County, Tennessee, on March 16th, March 23rd, and March 30, 1976, offer for sale, at public outcry, at the front door of the Court House in Davidson County, Tennessee at 12 o'clock noon on Tuesday April 13, 1976, to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other exemptions which are expressly waived in said Installment Deed, the parcel of real estate described therein and conveyed to me as such Trustee; and the bid of Thomas A. Warf and wife Ann B. Warf in the amount of $4,000.00 being the highest and best bid received, said property was struck off and sold to the said Thomas A. Warf and wife Ann B. Warf.

Now, therefore, I, Dodson Batson, Trustee, by virtue of the power and authority aforesaid, and in consideration of the premises and the sum of $4,000.00 which has been credited to the note by me, have bargained and sold and by these presents do hereby transfer and convey unto the said Thomas A. Warf and wife Ann B. Warf, their heirs and assigns, the aforementioned parcel of real estate situated in Davidson County, Tennessee and described as follows:

TRACT NO. I: Land in the 14th Civil District of said County and State, described partly according to a survey made by Steve Draper, May 10, 1963, as follows:

Beginning at a point in the center of Ridgwood Drive at the southeast corner of the property conveyed to Connell and wife, by deed from Georgia A. Colebrook, of record in Book 3703, page 518, Register's Office for said County; thence with Connell's northeast 1 ine northwestwardly 442 feet to the center line of Gill Lane; thence with the center line of said Lane northeastwardly 254 feet to the northwest corner of John Kellison's property; thence with his west line southerly 425 feet to the center of Ridgewood Drive, the point of beginning.

TRACT NO. 2: Land in the 14th Divil District of said County and State, described as follows:

Beginning in the center of Ridgewood Drive at the southeast corner of the property conveyed to Walter T. Connell and wife, of record in Book 3703, page 518, Register's Office for said County, and the southwest corner of the property conveyed to Thomas A. Warf and wife, of record in Book 3906, page 822, said Register's Office; thence with the center line of Ridgewood Drive westwardly 50 feet; thence northwestwardly 60 feet to the westerly line of Connell property; thence with his west line southeastwardly 70 feet to the center of Ridgewood Drive, the point of beginning.

To have and to hold said parcel of real estate together with the title, estate, interests and appurtenances thereto belonging to the said Thomas A. Warf and wife Ann B. Warf, their heirs and assigns.

And I further transfer and convey unto said grantees all the rights and benefits of the covenants and warranties contained in said Installment Deed insofar as I, Dodson Batson, Trustee, can legally do but no further or otherwise.

Said property is conveyed by me without covenants or representations of warranties and subject to all validly liened ad valorum taxes and any prior liens, if any, which may be outstanding against same.

WITNESS MY HAND at Nashville, Tennessee this April 13, 1976.

/s/ Dodson Batson Jr
DODSON BATSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Dodson Batson, 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 of office at Nashville, Tennessee this April 13, 1976.

Edna S. Woods
NOTARY PUBLIC

My commission expires 4-23-1978

This instrument was prepared by J. B. Watson, Jr. Attorney, 3805 Gallatin Road, Nashville, Tenn. 37216.

Address new owners and send tax statements to

Thomas A. Warf, et ux
Clarksville Highway
Nashville, Tenn.

Map 5, Parcel 15

IDENTIF. REFERENCE

APR 28 3 36 PM '76

FELIX DALE REGISTER
DAVIDSON COUNTY, TENN.

D 46821

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8,000
Ann B Warf
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28th DAY OF April 19 76
Ira W Coleman
Deputy Register

APR 28 CONV *8,000.00
APR 28 S'TAX 3* 20.80
APR 28 FR FEE B* .50
APR 28 W'DEED 3* 4.00
* 25.30