SEND TAX BILLS TO: Name Buyer
Address Waldrop Materials Co.
P.O. Box 1286
Jackson, Miss.

THIS INSTRUMENT PREPARED BY
DANIEL, BURTON, BOLIN & LA ROCHE
ATTORNEYS AT LAW
MURFREESBORO, TN - 37130

mail 118-5-A AR PW

TRUSTEE'S DEED

BOOK 5021 PAGE 732

WHEREAS, by Deed of Trust dated May 25, 1973, of record in Book 4711, page 809, Register's Office of Davidson County, Tennessee, Alice L. Burton, an unmarried person, conveyed in trust to Union Planters National Bank of Memphis, Trustee, certain real estate hereinafter described to secure and make certain the payment of one certain promissory note more particularly described in said deed of trust; and

WHEREAS, by deed dated June 30, 1975, of record in Book 4928, page 132, Register's Office of Davidson County, Tennessee, said property was conveyed to and the aforesaid deed of trust assumed by James M. Hicks, Jr. and wife, Carolyn W. Hicks; and

WHEREAS, by instrument dated February 24, 1976, duly recorded in Book 5002, page 894, Register's Office of Davidson County, Tennessee, the holder and owner of the aforesaid promissory note, for reasons satisfactory unto itself, appointed the undersigned as Substitute Trustee to execute the terms and conditions of said deed of trust; and

WHEREAS, said deed of trust provided, among other things, that in the event of default in payment of said promissory note and/or interest, when due, the entire indebtedness should, at the option of the holder and owner thereof, become due and payable; and

WHEREAS, default was made in the payment of said note, and the holder and owner thereof declared the entire balance due and payable and instructed and directed the undersigned Substitute Trustee to foreclose said deed of trust and to sell the property herein conveyed; and

WHEREAS, the undersigned thereupon advertised the sale of said property in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, said advertisements appearing in said newspaper in three weekly

notices on April 8, April 15, and April 22, 1976, fixing as the date of sale the 29th day of April, 1976 at 9:00 o'clock a.m., Central Daylight Savings Time, said notice also and otherwise complying with all of the requirements of law and the provisions of the aforesaid deed of trust; and

WHEREAS, at the time and place appointed and advertised, namely April 29, 1976, at 9:00 o'clock a.m., Central Daylight Savings Time, the undersigned offered said real estate for sale at the Courthouse in Nashville, Davidson County, Tennessee, and following the receipt of all bids made, sold said property to Fidelity Mortgage Company, P. O. Box 1286, 127 North State Street, Jackson, Mississippi, at the price of Nineteen Thousand, Twenty and 79/100 ($19,020.79) Dollars, this being the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of NINETEEN THOUSAND, TWENTY AND 79/100 ($19,020.79) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, WILLIAM W. BURTON, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto FIDELITY MORTGAGE COMPANY, its successors and assigns, forever, the following described land situated in Nashville, County of Davidson, and State of Tennessee, to-wit:

> BEING a certain building site or lot, designated as No. 11-D, and further identified as Parcel No. 41, on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete legal description of said lot.
>
> Being the same property conveyed to Alice L. Burton, an unmarried person, by deed from St. Martin, Inc. of record in Book 4711, page 807, Register's Office of Davidson County, Tennessee, and conveyed by Alice L. Burton to James M. Hicks, Jr. and wife, Carolyn W. Hicks, by deed of record in Book 4928, page 132, said Register's Office.

TO HAVE AND TO HOLD unto FIDELITY MORTGAGE COMPANY, its successors and assigns in fee simple, forever, and in bar of all right of equity of redemption.

I, the undersigned, as Substitute Trustee, do hereby transfer, assign, and set over unto FIDELITY MORTGAGE COMPANY all of the covenants and warranties contained in the aforesaid deed of trust, and do hereby warrant the title to said property as fully and completely as I am authorized to do as such Substitute Trustee, but no further or otherwise.

WITNESS my hand at Murfreesboro, Tennessee, on this the 3rd day of May, 1976.

William W. Burton
Substitute Trustee

MAY-4 76 CONV
MAY-4 76 S'TAX
MAY-4 76 PR'FEE
MAY-4 76 M'DEED

19,020.79 - 10,020.79

B* 49.40
B* .50
B* 6.00 * 55.90

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM W. BURTON, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument (Trustee's Deed) for the purposes therein expressed and contained.

WITNESS my hand and Official Seal at office in Murfreesboro, Tennessee, this 3rd day of May, 1976.

Joann Arnold
Notary Public

My comm. expires: June 7th 1978.

JOANN ARNOLD NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 19,020.79, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY'S VALUE AT A VOLUNTARY SALE.

William W Burton

SUBSCRIBED AND SWORN TO BEFORE ME JOANN ARNOLD NOTARY PUBLIC RUTHERFORD COUNTY, TENN. THIS THE 3rd DAY OF May, 1976.

Joann Arnold NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-07-78

FILED MAY 4 3 02 PM '76
DAVID [illegible] REGISTER RUTH. TENN.

IDENTIFICATION REFERENCE

D 4 7 5 8 9