BOOK 5022 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy McFarland (NAME:)	Same (NAME:)	10W 560
2009 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-16
Nashville Tenn 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	79

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 4, 1974, of record in Book 4866, page 65, Register's Office for Davidson County, Tennessee, Johnnie B. Lovelady and wife, Freida W. Lovelady, conveyed to Dewey W. Pedigo, Trustee, the hereinafter described property to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument, and Guy McFarland, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Dewey W. Pedigo, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of the said newspaper on April 13, April 20 and April 27, 1976, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Dewey W. Pedigo, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes, on Thursday, May 6, 1976, at 12:00 o'clock noon at the south door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Guy McFarland was the highest and best bidder, the amount of his bid being in the sum of Thirty-Five Thousand ($35,000.00) Dollars, and the said Guy McFarland being the holder of the indebtedness secured by said deed of trust, together with the expense

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $35,000.00

Subscribed and sworn to before me, this the 7 day of May 1976

Affiant

My commission expires: 11-12-78 (Affix Seal)

Notary Public

of said sale amounting to more than said bid, accordingly he was not required to pay any cash to the Trustee, except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Dewey W. Pedigo, Trustee, have bargained and sold and by these presents do transfer and convey unto Guy McFarland, his heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 33 and the easterly 10 feet 1 inch of Lot No. 34 on the Plan of Williams Subdivision of Lot No. 159 of the Boyd Home Tract, of record in Book 161, page 42, Register's Office for said County.
>
> Beginning at the northwesterly corner of Broadway, formerly Broad Street, and 20th Avenue, South, formerly Boyd Avenue; thence with the north margin of Broadway 62 feet 2 inches to the southeast corner of part of Lot No. 34 conveyed by J. B. Daniel and wife to George L. Knight by deed of record in Book 247, page 377, said Register's Office; thence with the easterly margin of said Knight lot northerly 138 feet, more or less, to an alley; thence along the southerly margin of said alley easterly 60 feet, more or less, to the westerly margin of 20th Avenue, South; thence southerly with the westerly margin of 20th Avenue, South, 119 feet to the beginning.
>
> Being the same property conveyed to Johnnie B. Lovelady and wife, Margaret G. Lovelady, by deed from James C. Dickens and wife, Beulah H. Dickens, of record in Book 3993, page 559, Register's Office for Davidson County, Tennessee. The said Johnnie B. Lovelady and wife, Margaret G. Lovelady, are now divorced and Freida W. Lovelady is the present wife of Johnnie B. Lovelady. By divorce decree of record in Book 4704, page 166, Register's Office for Davidson County, Tennessee, said property was vested in Johnnie B. Lovelady. Also being the same property conveyed to Dewey W. Pedigo, Trustee, by deed from Johnnie B. Lovelady and wife, Freida W. Lovelady, of record in Book 4866, page 65, said Register's Office.

This conveyance is made subject to any and all unpaid taxes which are a lien on said property on date of sale, and to all other restrictions, easements and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Guy McFarland, his heirs and assigns, forever.

And I, Dewey W. Pedigo, Trustee under said deed of trust, do hereby transfer, assign and convey unto the said Guy McFarland,

his heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, as Trustee under said deed of trust, can or should do, and subject to all restrictions, easements and encumbrances which are of record or may affect title to said premises, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Dewey W. Pedigo, Trustee, has hereunto set his hand this the 6th day of May, 1976.

D 4816 5

← IDENTIFICATION REFERENCE

MAY 7 3 24 PM '76

FEE [illegible] DAVIDSON COUNTY, TENN.

MAY-7%	CONV	35,000.00		
MAY-7% S'TAX			B* 21.00	
MAY-7% PR'FEE			B* .50	
MAY-7% M'DEED			B* 6.00	* 97.50

Dewey W. Pedigo, Trustee
DEWEY W. PEDIGO, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature] Notary Public in and for said County and State, the within named Dewey W. Pedigo, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of May, 1976.

[signature]
NOTARY PUBLIC

My Comm. Exp.
Jan. 29, 1980