Michael J. Philbin
Successor-Trustee

to

Floyd T. Crittenden et ux,
Lucy Crittenden
4888 Whittier Drive
Old Hickory, Tennessee
(Send tax bills here)

BOOK 5025 PAGE 25

D E E D

Map No. 65-9
Par No. 79

WHEREAS, Billy Ray Felts et ux, Patricia Ann Felts, executed a deed of trust on the 2nd day of March, 1973, which was recorded in Book 4685, Page 664, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Edward Seddon, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

WHEREAS, the said note and deed of trust hereinabove referred to was subsequently assumed by Floyd T. Crittenden, et ux Lucy M. Crittenden, in an instrument of record in Book 4814, Page 592, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement said sale was held at the time and place advertised, to-wit: April 14, 1976, at 12:10 P.M. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Floyd T. Crittenden et ux, Lucy Crittenden, being the highest and best bidder at said

sale, with a bid of Twenty-Seven Thousand Seven Hundred Fifteen and 23/100 ($27,715.23) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Seven Thousand Seven Hundred Fifteen and 23/100 ($27,715.23) Dollars, paid by Floyd T. Crittenden et ux, Lucy Crittenden, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Floyd T. Crittenden et ux, Lucy Crittenden, their successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 113 on the Plan of Sherwood Forest, Section III, as of record in Book 4460, Page 81, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Billy Ray Felts et ux, Patricia Ann Felts, by deed of record in Book 4685, Page 662, and thereafter conveyed to Floyd T. Crittenden et ux, Lucy M. Crittenden, by deed of record in Book 4814, Page 592, Register's Office for Davidson County.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Floyd T. Crittenden et ux, Lucy Crittenden, their successors and assigns, forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby convey, transfer and assign to Floyd T. Crittenden et ux, Lucy Crittenden, their successors and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin,

Successor-Trustee, has hereunto set his hand this 29th day of April, 1976.

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sherron A. Ervin, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he exeuted the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 1976, at Nashville, Tennessee.

Sherron A. Ervin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN. SHERRON A. ERVIN

My Commission Expires:

July 30, 1977

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

RECEIVED FOR REGISTRATION MAY 13 3 04 PM 1976 REGISTER DAVIDSON CO. TENN.

INSTRUMENT REFERENCE → D49078

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,715.23.

Michael J. Philbin
Affiant

Sworn to and subscribed before me this 29th day of April, 1976.

Sherron A. Ervin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN. SHERRON A. ERVIN

My Commission Expires:

July 30, 1977

MAY13⁷⁶	CONV	27,715.23			
MAY13⁷⁶	S'TAX		6*	72.02	
MAY13⁷⁶	FRFEE		6*	.50	
MAY13⁷⁶	W'DEED		6*	6.00	* 78.52