BOOK 5038 PAGE 440

THIS INSTRUMENT WAS PREPARED BY Ward DeWitt, Jr., 26th Floor, L & C Tower, Nashville, Tenn. 37219 NAME ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: W. L. Bainbridge Co. (NAME) 119 Union Street (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	SEND TAX BILLS TO: W. L. Bainbridge Co. (NAME) 119 Union Street (STREET ADDRESS) Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 83-14 Pha. 131

TRUSTEE'S DEED

WHEREAS, George Ronald Clingan, executed a certain installment deed, recorded in Book 4688, page 423, Register's Office for Davidson County, Tennessee, by which he conveyed title to the property herein described to Ward DeWitt, Jr., Trustee, to secure the payment of a certain note and interest thereon; and

WHEREAS, default was made in the payment of said note and interest, and the entire indebtedness having been declared due and payable, said property was duly advertised for sale by the said Ward DeWitt, Jr., Trustee, in accordance with the provisions of said installment deed, and on Friday, May 21, 1976, at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid in and purchased by W. L. Bainbridge Company for $3,662.54, that being the highest and best bid, and

WHEREAS, the purchaser at said sale was the owner and holder of the indebtedness secured by said installment deed, which indebtedness was credited with the amount of said bid;

NOW THEREFORE, in consideration of the premises, and in consideration of One Dollar ($1,00) cash in hand paid, the receipt of which is hereby acknowledged, I, Ward DeWitt, Jr., Trustee, by virtue of the power and authority vested in me by said installment deed, have bargained and sold and do by these presents transfer and convey unto W. L. Bainbridge Company, its successors and assigns, the following property in Davidson County, Tennessee:

> BEING Lot No. 67 of Block "A" on the Map of Prierst Home Place, as of record in Book 161, page 102, Register's Office, Davidson County, Tennessee.
>
> SAID Lot fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines along the westerly margin of 18th street, 160 feet to an alley.

BEING the same property conveyed to George Ronald Clingan, by deed from W. L. Bainbridge Company, as of record in Book 4688, page 423, R. O. D. C., Tennessee.

TO HAVE AND TO HOLD said tract of land to the said W. L. Bainbridge Company, its successors and assigns, forever.

I covenant with said grantee that I am lawfully seized and possessed of said land as Trustee, and have a good right to convey it as such. And I do further covenant and bind myself, my successors and representatives, that I will warrant and forever defend the title to said property to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by or through me.

This conveyance is made subject to any and all unpaid taxes.

This Deed is executed by the said Ward DeWitt, Jr., as Trustee only, and not further or otherwise.

Executed at Nashville, Tennessee, this 26th day of May, 1976.

D55208 FILED FOR IDENTIFICATION REFERENCE JUN 24 9 37 AM '76 REGISTER DAVIDSON COUNTY, TENN.

Ward DeWitt, Jr., Trustee

JUN 24 76 CONV *3,662.54
JUN 24 76 STAX B* 9.62
JUN 24 76 PR'FEE B* .50
JUN 24 76 W'DEED B* 4.00 * 14.12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Nowak a Notary Public in and for said County and State, the within named Ward DeWitt, Jr., Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 1976.

Teresa Nowak
Notary Public

TERESA NOWAK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 8-13-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366234

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 1976

Deputy Register