BOOK 5053 PAGE 601

NEW OWNERS	SEND TAXES
CITIZENS SAVINGS BANK & TRUST CO.	SAME
330 Charlotte Avenue	SAME
Nashville, Tennessee 37201	SAME

58-13
13 pw

DEED BY A TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, That whereas David Patton, III and Wife Laura Burgess Patton by Trust Deed dated August29, 1973, and registered in the Register's Office, Davidson County, Tennessee, in Book 4744, Pag 39, conveyed to me in Trust, with power to sell, a certain tract or parcel of land, situated and lying in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Fairmeade Acres, as of record in Book 3700, page 52, Register's Office for said County.

Said Lot No. 27 fronts 81 feet on the southerly side of Fairmeade Drive, and extends back 315.8 feet on the easterly line and 341.9 feet on the westerly line to a dead line in the rear on which it measures 156.4 feet.

Being the same property conveyed to David Patton III and Wife Laura Burgess Patton, by deed from G. Daniel Miller and Wife Hazel Miller, as of record in Book 4220, page 451, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY:
ATTORNEY J. F. McCLELLAN, 941
JEFFERSON STREET, NASHVILLE, TENN.

Which Trust Deed was made to secure to Citizens Savings Bank & Trust Company, the payment of an indebtedness therein described and contained a power to me to sell said land in case the said indebtedness was not paid in according with the agreement as set out in said deed; and the said payments not being made, I proceeded, according to the terms of said deed of trust to advertise and sell the said land at public sale, and struck it off and sold the same to the Citizens Savings Bank & Trust Company, for $53,219.33, that being the highest and best bid.

Therefore in consequence of the premised and the power vested in me by said trust deed, and in consideration of the $53,219.33 to me in hand paid, the receipt whereof is hereby acknowledged, I as Trustee, as aforesaid do hereby convey and transfer to the Citizens Savings Bank & Trust Company, its successors and assigns forever, all the rights, title and estate vested in me by said Deed of Trust, to the above described land.

TO HAVE AND TO HOLD to the said Citizens Savings Bank & Trust Company, its successors and assigns forever, I do hereby transfer and assigns all the rights and benefits of the covenant and warranty in said Deed of Trust to me contained, in as full and ample a manner as under it I can or should do, but I convey and assign as Trustee and not otherwise.

This is improved property known as Lot #27, Fairmeade Acres Nashville, Tennessee.

WITNESS my hand this 29th day of April, 1976.

M. G. Ferguson.

M. G. Ferguson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, The Undersigned, a Norary Public in and for said County and State, the within M.G.Ferguson, Trustee, the bargainor, withwhom I am personally acquainted, and who acknowledged, that he executed the within instrument for the purposed therein contained.

WITNESS my hand this 29th day of April, 1976.

NOTARY PUBLIC

My commission expires: August 25, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,219.33.

AFFIANT

Subscribed and sworn to before me, this the 29th day of April, 1976.

commission expires Aug. 25, 1979

D61593

IDENTIF. REFERENCE

AUG 3 2 21 PM '76

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

AUG-3%	CONV	53,219.33			
AUG-3% STAX			B*	138.32	
AUG-3% PRFEE			B*	.50	
AUG-3%	MTDEED		B*	4.00	* 142.82