THIS INSTRUMENT PREPARED BY:
SANDERS & STEENBERGEN
COLUMBIA, TENNESSEE 38401

TRUSTEE'S DEED BOOK 5055 PAGE 894

WHEREAS by deed of trust dated October 8, 1973, of record in Book 4755, Page 769, Register's Office of Davidson County, Tennessee, Donald J. Stover did convey in trust to Thomas C. Binkley the tract of land hereinafter described to secure payment of a certain note of even date, in the principal sum of $5,472.00 with accrued interest and advances, in said deed of trust incorporated by reference; and

WHEREAS the undersigned Robert C. Sanders was appointed Substitute Trustee by instrument dated April 12, 1976, and duly recorded in Book 5016, Page 335, Register's Office of Davidson County, Tennessee, to which reference is here made; and

WHEREAS default was made in the payment of said note and the holder and owner of same declared the full amount due and payable immediately and directed the undersigned to foreclose said deed of trust; and

WHEREAS the undersigned did advertise in accordance with law and did on the 4th day of August, 1976, at 12:00 Noon CDST at the north door of the Courthouse in Davidson County, Nashville, Tennessee, sell the following described real estate to JOE LANGFORD and wife, MARGARET LANGFORD, hereinafter called Grantees, as tenants by the entirety, their heirs and assigns, for the sum of Four Thousand Five Hundred Ninety Three and 80/100 ($4,593.80) Dollars, cash;

THEREFORE, in consideration of the sum of $4,593.80 cash in hand paid receipt of which is hereby acknowledged, I, ROBERT C. SANDERS, Trustee, have this date bargained and sold and do by these presents hereby grant, bargain, sell and convey unto JOE LANGFORD and wife, MARGARET LANGFORD, as tenants by the entirety, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Nashville Housing Authority's Resubdivision of Lot No. 2 and part of Lot No. 1 of Block 14, Yarbrough's subdivision of certain Blocks in Woodland, as of record in Book 4350, Page 27, Register's Office for said County and described as follows:

BEGINNING at a point in the westerly margin of White Avenue, at the common corner of Lots No. 1 and 2 on the said plan; thence with the line between said lots, westerly 165.00 feet to a point in the easterly margin of an alley; thence with said alley, northerly 45.01 feet to a point at the beginning of a curve; thence around said curve, northeasterly 23.55 feet to a point in the southerly margin of Prentice Avenue; thence with the margin of the same easterly 130.00 to a point at the beginning of a curve; thence around said curve southeasterly 31.43 feet to a point in the westerly margin of White Avenue; thence with the margin of the same, southerly 39.99 feet to the point of beginning.

Being the same property conveyed to Donald J. Stover by deed of record in Book_____, Page_____, Register's Office of Davidson County, Tennessee.

This sale is specifically subject to the terms and conditions of a First Lien Deed of Trust on the above described property and any rights, if any, of Donald J. Stover's wife.

TO HAVE AND TO HOLD said real estate together with all rights, titles, interests, easements and appurtenances thereunto belonging unto the said JOE LANGFORD and wife, MARGARET LANGFORD, as tenants by the entirety, their heirs and assigns, in fee simple forever.

And I, Robert C. Sanders, Trustee, hereby transfer, set over and assign all of the covenants set out in the deed of trust above mentioned to the Grantees hereinabove named, in my capacity as Trustee only, and no warranties or covenants are made individually.

WITNESS my signature this 10th day of August, 1976.

ROBERT C. SANDERS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,428

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1976

Deputy Register

STATE OF TENNESSEE

BOOK 5055 PAGE 896

COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named, ROBERT C. SANDERS, TRUSTEE, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at Columbia, Tennessee, this the 10th day of August, 1976.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

October 22, 1979

PERSON RESPONSIBLE FOR TAXES: — Buyer

Joe Kimbrel

1 Wells Village

Columbia, Tennessee 38401

D 62588

IDENTIFICATION REFERENCE

AUG 10 11 54 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 10 CONV *4,593.00

AUG 10 S'TAX B* 11.96

AUG 10 PR'FEE B* .50

AUG 10 W'DEED B* 6.00 * 18.46