Bruger

This Instrument Prepared by:

Richard D. Speight
Goodpasture, Carpenter, Woods & Sasser
Nashville, Tennessee

SEND TAX BILLS TO:
SECURITY FEDERAL
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204

M.39
9 26 PM

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 1975 and recorded in Book 4886, page 709, Register's Office for Davidson County, Tennessee, Terry L. Carlisle and wife, Patricia M. Carlisle, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a note dated January 31, 1975 in the amount of $30,000.00 payable to Security Federal Savings and Loan Association of Nashville, in monthly installments of $262.11 each, with interest at eight and one-half per annum; and,

WHEREAS, default was made in the payment of said note and the lawful owner having called upon Everett A. Covington, Jr., Trustee, to advertise the property hereinafter described for sale pursuant to the provisions of said Deed of Trust, the Trustee did, therefore in pursuance of the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the hereinafter described property by publication of notice of sale thereof in The Nashville Record, a newspaper published in Davidson County, Tennessee, for the sale of the said property on September 28, 1976, at 12:00 noon, at the Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes;

And in pursuance of said notice of sale, the Trustee, at the time and placed fixed therein, offered the hereinafter described property for sale to the highest and best bidder for cash and sold said property to the Security Federal Savings and Loan Association of Nashville,

a corporation, for Nineteen Thousand Five Hundred ($19,500.00) Dollars, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid necessary to pay its said note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto the Security Federal Savings and Loan Association of Nashville, a corporation, its successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Sr., dated July 30, 1969 as follows:
Beginning at a point in the westerly margin of the Clarksville Highway Right-of-Way, 75 feet from the center line of said highway and an iron pin and the common Southeast corner of this tract and the Northeast corner of the Denton Chapel Church property; thence South 21 deg. 49' West a distance of 186.00 feet along the westerly line of said Church property to the center line of Dry Fork Road; thence North 67 deg. 09' West along the center line of Dry Fork Road a distance of 73.30 feet to a point; thence North 54 deg. 01' West along the center line of said road a distance of 222.70 feet to a spike; thence North 83 deg. 50' West along said road a distance of 146.70 feet to a spike; thence North 81 deg. 04' West along the center line of said road a distance of 121.18 feet to a spike; thence North 74 deg. 17' West along said Road a distance of 299.40 feet to a spike; thence in a northeasterly direction a distance of 300 feet to a point in the westerly margin of the Clarksville Highway Right-of-Way; thence South 42 deg. 26' East along the westerly margin of said Clarksville Highway Right-of-Way a distance of 365.20 feet to a point; thence North 46 deg. 34' East a distance of 25.00 feet to a point; and thence South 42 deg. 26' East continuing along the westerly margin of said Clarksville Highway Right-of-Way a distance of 500.0 feet to the point of beginning and containing 6 acres, more or less.

Being part of the same property conveyed to Terry L. Carlisle and wife, Patricia M. Carlisle by deed from George E. McFerrin and wife, Ethel E. McFerrin of record in Book 4840, page 823, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Security Federal Savings and Loan Association of Nashville,

a corporation, its successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes.

And the Trustee does hereby transfer, assign and set over to the said Security Federal Savings and Loan Association of Nashville, a corporation, its successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

WITNESS my hand this 1st day of October, 1976.

Everett A. Covington Jr.
TRUSTEE

D70925

IDENTIF. REFERENCE

OCT 4 1 59 PM '76
RECD. & REGISTERED
DAVIDSON COUNTY, TENN.

OCT-4'76 CONV 19,500.00
OCT-4'76 COUNTY
OCT-4'76 STATE
DEED

B* 50.70
B* .50
6.00 * 57.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, HUGH J. BRADLEY a Notary Public in and for said County and State, the within named Everett A. Covington, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 1976.

Hugh J. Bradley
Notary Public

My Commission Expires: April 29, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is 19500.00.

Everett A. Covington Jr.
Affiant

Sworn to and subscribed before me this 1st day of October, 1976.

Hugh J. Bradley
Notary Public

My Commission Expires: April 29, 1979