Loan # 740060-5

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5087 PAGE 326

87-7
136 PW

ADDRESS NEW OWNER:
Henry Ray Ward and
Jerry W. Brewington

SEND TAX BILLS:
Fidelity Federal Savings & Loan Association
401 Union Street
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 22,000.00

Affiant

Subscribed and sworn to before me this 12th day of November, 1976.

Notary Public

My Commission Expires:

D E E D

WHEREAS, by Deed of Trust dated September 2, 1970, of record in Book 4443, page 530, Register's Office for Davidson County, Tennessee, Castleman Construction Company conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Fidelity Federal Savings & Loan Association, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Vaden Lackey, Jr, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 3, August 10 and August 17, 1976, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Vaden Lackey, Jr., Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Thursday, September 2, 1976, at 12:00 Noon at the south door of the courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Savings & Loan Association was the highest and best bidder, the amount of its bid being in the sum of Fifteen Thousand Nine Hundred and No/100ths ($15,900.00) DOLLARS, and Fidelity Federal Savings & Loan Association, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee; and

WHEREAS, Fidelity Federal Savings & Loan Association did thereafter assign its interest in said property to Henry Ray Ward and Jerry W. Brewington.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Vaden Lackey, Jr., Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Henry Ray Ward and Jerry W. Brewington, their heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of the unrecorded portion of John W. Bryan's addition to East Nashville, described as follows:

Beginning at a point on the easterly margin of Meridian Street at the northwest corner of the property conveyed to Alford E. Vaughn by deed from C. W. Vaughn et al, of record in Book 1449, page 590, Register's Office for said County; thence with the easterly margin of said Street northwardly 43 feet to the southwest corner of the property conveyed to John F. Thompson by deed from J. S. Cole, et al, of record in Book 876, page 190, said Register's Office; thence with said Thompson's southern boundary line eastwardly 165 feet; thence southwardly 43 feet to said Vaughn's northern boundary line; thence with same westwardly 165 feet to the beginning.

Being the same property conveyed to Castleman Construction Company, by deed from Katherine B. Cole, recorded in Book 3180, page 130, Register's Office for said County.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Henry Ray Ward and Jerry W. Brewington, their heirs and assigns, forever.

I, Vaden Lackey, Jr., Trustee under the said Deed of Trust of record in Book 4443, page 530, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Henry Ray Ward and Jerry W. Brewington, their heirs and assigns all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Vaden Lackey, Jr., Trustee, has hereunto set his hand this 3RD day of November, 1976.

Vaden Lackey, Jr., Trustee
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the State and County aforesaid, the within named Vaden Lackey, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 3 day of November, 1976.

_____
Notary Public

My Commission Expires:

_____

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FEE

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22,000.00

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3* .50
3* 4.00 * 61.70