THIS INSTRUMENT PREPARED BY:
MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

TRUSTEE'S DEED

BOOK 5087 PAGE 623

Please return to
Alan C. Jackson
2002 Richard Jones Rd-Suite C1
Nashville, Tennessee, 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan C. Jackson & Elsie W. Holt	FIRST INVESTMENT COMPANY	Map 60-2
(NAME): 2002 Richard Jones Rd	(NAME): 2244 Mock Road	Par 177
(STREET ADDRESS OR ROUTE NUMBER) Suite 1C	(STREET ADDRESS) Columbus, Ohio 43219	12D-32550
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

WHEREAS, by Deed of Trust dated March 22, 1976, of record in Book 5008, page 565, Register's Office for Davidson County, Tennessee, HENRY E. BEACH, conveyed the property hereindescribed to BETTY G. EHRESMAN, TRUSTEE, to secure the payment of an indebtedness therein mentioned and described; and,

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 ELSIE W. HOLT and ALAN C. JACKSON, the lawful owners and holders of said indebtedness having declared all the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by and in said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, BETTY G. EHRESMAN, TRUSTEE, did give notice as required by law and the terms of the said Deed of Trust of the time and place of sale by publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 28, October 5, and October 12, 1976, respectively; and,

WHEREAS, pursuant to said notice, I, BETTY G. EHRESMAN, 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 Friday, October 29, 1976, at 12:00 o'clock noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee; then ELSIE W. HOLT and ALAN C. JACKSON, being the highest and best bidder, became the purchaser bidding in part of its own debt.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, BETTY G. EHRESMAN, TRUSTEE, do hereby sell, transfer and convey unto ELSIE W. HOLT and ALAN C.JACKSON, their heirs and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in Davidson County, Tennessee, to wit:

This is improved property known as 3047 Richmond Hill Drive,Nashville, Tennessee-37207

LAND in Davidson County, Tennessee, being Lot No. 163 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Richmond Hill Drive, the common front corners of Lot No.163 and Reserved Tract "A", 105.0 feet to a concrete marker at the common rear corners of Lots Nos. 162 and 163; thence with the line between Lots Nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive, 110.0 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said ELSIE W. HOLT and ALAN C. JACKSON, their heirs and assigns, forever, BETTY G. EHRESMAN, TRUSTEE, covenants that she has full power and lawful authority to sell and convey the said real estate as herein set out; that the Deed of Trust recited that the title thereto was clear, free and unencumbered as of its date except as stated therein; and she will forever warrant the same against the lawful claims of any and all persons holding by, through or under her, but these covenants and warranties are by her as Trustee, and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, restrictions and limitations as may affect the property and to a prior mortgage lien of record in Book 4631, page 324, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, BETTY G. EHRESMAN, TRUSTEE, has hereunto set her hand on this 1st day of November, 1976.

D 76968

REFERENCE 53 AM '76 REGISTER DAVIDSON COUNTY, TENN.

CONV 23.372.3

5* 60.84
6* .50

Betty G. Ehresman, Trustee
BETTY G. EHRESMAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 1976, before me personally appeared Betty G. Ehresman, Trustee, to me known and acknowledged the execution of the same to be her free act and deed, and for the purposes therein contained.

In Witness Whereof, I have hereunder set my hand and notarial seal.

Notary Public

My Comm. Expires: 5-29-77

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,372.36.

Affiant

Subscribed and sworn to before me this the 1st day of November, 1976.

Notary Public

My Comm. Expires: 2-28-80

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS