Address new Owner as follows:
Community Federal Savings & Loan
Association of Nashville
2701 Jefferson Street
Nashville, Tennessee 37208

Send Tax Bills to:

BOOK 5091 PAGE 702

Same
Map 176-0
Parcel 34

THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY-AT-LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated 18 September 1975 of record in Book 4953, Page 458, Register's Office for and an Additional Advance, executed 21 April 1976, & recorded in Book 5017 Davidson County, Tennessee page 992, said Register's Office Paul W. Hartman and wife, Teresa Rader Hartman conveyed the herein described property to Alfred C. Galloway, Trustee, to secure an indebtedness to Community Federal Savings & Loan Association of Nashville, evidenced by a promissory Deed of Trust lien note dated even date of said Deed, and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, as Trustee, to foreclose on said property, and

WHEREAS, I caused said property to be advertised in the Nashville Record a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at

12:00 Noon on Wednesday, 17 November 1976

at the south door of the courthouse in Davidson County, Tennessee, for cash, and

WHEREAS, the highest, last and best bid received was in the amount of Fifty-Two Thousand Three Hundred Sixty Three and 32/100 - - - - - ($52,363.32) ----- Dollars, cash, said offer and bid having been made by Community Federal Savings & Loan Association of Nashville;

NOW, THEREFORE, in consideration of said sum, I, Alfred C. Galloway, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Community Federal Savings & Loan Association of Nashville, its successors and assigns a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being land in the 2nd Civil District of said County, being shown as part of Tract I on an undated survey by John McCormick, as follows: Containing 1.1 acre and a 40 foot right of way, as follows: BEGINNING at an iron pin in the southerly margin of Maxwell Road, said iron pin being the northeasterly corner of the property conveyed to Paul W. Hartman and wife, by deed from Leslie F. Vantrease and wife, of record in Book 4798, page 71, Register's Office for said COunty; thence leaving said road, south 3° 10' west 433 feet to an iron pin; thence continuing south 3° 10' west 170 feet to an iron pin; thence north 77° 26' west 290.2 feet to an iron pin in Newby's easterly line; thence with Newby's line, North 4° 55' east 170 feet to an iron pin; thence south 77° 17' east 244.1 feet to an iron pin; thence north 3° 10' east 426.3 feet to an iron pin in the southerly margin of Maxwell Road; thence with the margin of the same, south 85° 45' east 40 feet to the point of beginning. Being part of the same property conveyed to Paul W. Hartman and wife, Teresa Rader Hartman by deed of record in Book 4798, page 71, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Community Federal Savings & Loan Association of Nashville, its successors and assigns, forever;

This conveyance is made by me as Trustee, but no further or otherwise.

WITNESS MY HAND this the 19th day of November 1976.

TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Alfred C. Galloway, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of November 1976.

NOTARY PUBLIC

My Commission Expires: 8-30-78

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,363.32, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Amount Tax Paid $_____

Subscribed and sworn to before me

this 19th day of November 1976.

NOTARY PUBLIC

My Commission Expires: 8-30-78

RECEIVED
NOV 19 12 05 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

78847

TAX REFERENCE

136.24
.50
4.00 * 140.74