| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Otis W. Charlton | First & Mid South Mortgage | 71-7 |
| 457 Rivendale Dr (NAME: / STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2568 (NAME: / STREET ADDRESS) | Par 36 |
| Nashville Tenn. (CITY / P. O. ZONE / STATE) | Nashville Tenn. 37219 (CITY / ZONE / STATE) | |

## TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 15, 1971, of record in Book 4475, page 196, Register's Office for Davidson County, Tennessee, Willis A. Williams and wife, Ida M. Williams, conveyed the property hereinafter described to Dewey W. Pedigo, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument, and Otis W. Charlton, 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 instrument and to sell the hereinafter described property; and

WHEREAS, the said Dewey W. Pedigo, 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 or twenty days, one insertion ofsaid advertisement appearing in each of the issues of said newspaper on November 16, November 23, and November 30, 1976, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Dewey W. Pedigo, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead, and subject to any and all unpaid taxes and a first mortgage of record in Book 4332, page 514, Register's Office for Davidson County, Tennessee, on Thursday, December 9, 1976, at 12:00 o'clock noon at the front door of the court house in Nashville, Davidson County, Tennessee; and

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.74

Subscribed and sworn to before me, this the 15 day of Dec 1976

Affiant

My commission expires: 11-12-78
(Affix Seal)

Notary Public

WHEREAS, at said sale Otis W. Charlton was the highest and best bidder, the amount of his bid being in the sum of Two Thousand and No/100 ($2000.00) Dollars, and the said Otis W. Charlton being the holder of the indebtedness secured by said deed of trust, together with the expense of said sale amounting to more than said bid, accordingly he was not required to pay any cash to the Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Dewey W. Pedigo, Trustee, have bargained and sold and by these presents do transfer and convey unto Otis W. Charlton and wife, Louise R. Charlton, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 108 on the Map of Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for said County.
>
> Said part of Lot No. 108 fronts 50 feet on the southerly side of Queen Street and runs back between lines 140 feet to an alley.
>
> Being the same property conveyed to Willis A. Williams and wife, Ida M. Williams, by deed from Joe Caudill and wife, Emmanola B. Caudill, of record in Book 4475, page 194, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Dewey W. Pedigo, Trustee, by deed of trust from Willis A. Williams and wife, Ida M. Williams, of record in Book 4475, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale and a first mortgage of record in Book 4332, page 514, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Otis W. Charlton and wife, Louise R. Charlton, their heirs and assigns forever.

I, Dewey W. Pedigo, Trustee, under said deed of trust, do hereby transfer, assign and convey unto the said Otis W. Charlton and wife, Louise R. Charlton, their heirs and assigns, all of the right, title

and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, as Trustee under said deed of trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, Dewey W. Pedigo, Trustee, has hereunto set his hand this the 9th day of December, 1976.

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IDENTIF. REFERENCE
DEC 15 3 09 PM '76
REGISTER
DAVIDSON CO., TENN.

Dewey W. Pedigo Trustee
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip Sanders a Notary Public in and for said County and State, the within named Dewey W. Pedigo, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of December, 1976.

Phillip Sanders
Notary Public

My Comm. Exp. Jan. 29, 1980

DEC 15 CONV *8,372.9
DEC 15 S'TAX B* 21.84
DEC 15 PR'FEE B* .50
DEC 15 W'DEED B* 6.00 * 28.34