Prepared By: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

Address New Owner:
First American National Bank of
Nashville, First American Center
Nashville, Tennessee 37237

Send Tax Statements To:
Same

5P-314 C
Map 162-5
Par. 7

TRUSTEE'S DEED BOOK 5103 PAGE 20

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated April 10, 1975, executed by B. J. Cline and wife, Sherrie Ann Cline, of record in Book 4904, Page 854, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, John E. Donovan, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock, Noon, Tuesday, January 4, 1977, at the front door of the Courthouse, Public Square, Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all prior mortgages, liens, claims, and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, John E. Donovan, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $500.00 by First American National Bank of Nashville, a national banking corporation.

NOW, THEREFORE, in consideration of the premises and the sum of $500.00 cash in hand paid by First American National Bank of Nashville, a national banking corporation, I John E. Donovan, Substitute Trustee, have this day bargained and sold and by these presents do transfer to First American National Bank of Nashville, a national banking corporation, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

BEING Lot No. 79 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County, described as follows:

BEGINNING at a point in the northwesterly margin of Ocala Drive at the corner of Lot 79 and 113; thence with the line between said lots, northwesterly 140.44 feet to a corner of Lot 80; thence with the line between Lots 79 and 80; northeasterly 130.02 feet to the southwesterly margin of Byrne Drive; thence with the margin of the same, southeasterly 115.36 feet to the beginning of a curve; thence around said curve, southerly 39.27 feet to the margin of Ocala Drive; thence with the margin of the same, southwesterly 105.72 feet to the point of beginning.

BEING the same property conveyed to B. J. Cline and wife, Sherrie Ann Cline, by deed from Janie E. Atkins as of record in Book 4698, page 569, said Register's Office.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to First American National Bank of Nashville, a national banking corporation, its successors and assigns, forever.

And I covenant with the said First American National Bank of Nashville, a national banking corporation that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the abovementioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to First American National Bank of Nashville, a national banking corporation, its successors and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 7th day of January, 1977.

JOHN E. DONOVAN
Substitute Trustee

BOOK 5103 PAGE 22

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Barrow W. Bedford, a Notary Public in and for the State and County aforesaid, John E. Donovan, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 5th day of January, 1977.

Barrow W. Bedford
NOTARY PUBLIC

My Commission Expires:
Aug. 29, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

Barrow W. Bedford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Jan. 1977

Deputy Register

D 83853

TENN. REFERENCE

JAN 5 12 53 PM '77

REGISTER DAVIDSON COUNTY, TENN.

JAN-57	CONV	*	500.00			
JAN-57	S'TAX			B*	1.30	
JAN-57	PR'FEE			B*	.50	
JAN-57	W'DEED			B*	6.00	* 7.80