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

BOOK 5113 PAGE 933

Address New Owner:

First American National Bank
of Nashville
Nashville, Tennessee 37237

Send Tax Statements To:

Same 5D 11794

TRUSTEE'S DEED

Whereas, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated November 2, 1974, executed by Ralph Wayne Speer and wife, Pamela B. Speer, of record in Book 4877, page 644, 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, Friday, February 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 $3,000.00 by First American National Bank of Nashville

NOW, THEREFORE, in consideration of the premises and the sum of $3,000.00 cash in hand paid by First American National Bank of Nashville, 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, successor and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $3,000.00.

Subscribed and sworn to before me, this the 7th day of February, 1977

My Commission expires: January 21, 1979

Notary Public

BEING Lot No. 8 on the Plan of Flora Valley as of record in Book 2900, Page 87, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 70 feet on the south side of Antioch Pike and extends back 299.5 feet on the west line and 292.2 feet on the east line to a dead line measuring 70.1 feet thereon.

BEING the same property conveyed to Ralph Wayne Speer and wife, Pamela B. Speer, by deed from Oakes & Smith Realty Co., Inc., of record in Book 4772, page 358, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever.

And I covenant with the said First American National Bank of Nashville 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, 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 4th day of February, 1977.

D 8847

IDENTIFICATION REFERENCE

FEB 11 9 47 AM '77

REGISTER DAVIDSON COUNTY, TENN.

FEB10'77 CONV
FEB10'77 S'TAX
FEB10'77 R'FEE
FEB10'77 M'DEED

8* 7.80
8* .50
8* 4.00
* 12.30

John E. Donovan, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, 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 4th day of February, 1977.

NOTARY PUBLIC

My Commission Expires: