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

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

Send Tax Statements To:
Same 2D47075

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated September 19, 1975, executed by James W. Hall and wife, Rosemary R. Hall, of record in Book 4953, Page 21, 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, Thursday, February 3, 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 $15,000.00 by First American National Bank of Nashville.

NOW THEREFORE, in consideration of the premises and the sum of $15,000.00 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, its successor and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

TRACT NO. 3: A track of land in said County and State, described as follows:

Beginning at a hickory tree in the Westerly margin of Ned Shelton Road at a common corner with Wallace, being Wallace's Northeast corner; thence Westerly with line of Wallace 547 feet to a stake; thence Southerly with line of Wallace 162 feet to a point in line of McClendon; thence Westerly with line of McClendon 1,113 feet to a point in line of remaining lands of Grantors; thence Northerly with line of remaining lands of Grantors 5,124 feet to point in line of Pugh; thence Easterly with line of Pugh and Jones 1,232 feet to a point, common corner with Ross; thence Southerly with line of Ross, McClendon, and Wallace 880 feet to a point, Wallace's Southwest corner; thence with Southerly line of Wallace to a point in the Westerly margin of Ned Shelton Road; thence Southerly with said margin of said Ned Shelton Road 50 feet to the point of beginning.

Being the same property conveyed to James W. Hall and wife, Rosemary R. Hall, by Deed from S. B. Gardner and wife, Eva Gardner, of record in Book 4238, Page 685, 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 Trusteee 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 3rd day of February, 1977.

JOHN E. DONOVAN
Substitute Trustee

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Steven C. Cavnar, 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 3rd day of February, 1977.

Steven C. Cavnar
NOTARY PUBLIC

My Commission Expires:
January 21 1979

STEVEN C. CAVNAR ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $15,000.00

Subscribed and sworn to before me, this the 16th day of February, 1977

Steven C. Cavnar
Notary Public

My Commission expires: January 21, 1979

STEVEN C. CAVNAR ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

FEB23'77	CONV	15,000.00			
FEB23'77	S'TAX		B*	39.00	
FEB23'77	PR'FEE		B*	.50	
FEB23'77	W'DEED		B*	6.00	* 45.50

D90520

T
IDENTIF. REFERENCE

FEB 23 11 31 AM '977

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.