This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5121 PAGE 141

To Be assigned

ADDRESS NEW OWNER:

City Finance Company of Tennessee, Inc.
2948 Nolensville Road
Nashville, Tennessee 37211

SEND TAX BILLS:

Same

D92139

T
IDENTIF. REFERENCE

MAR 4 3 09 PM '77

FEE
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $26,821.00.

Affiant

Subscribed and sworn to before me this 4th day of March, 1977.

Notary Public

My Commission Expires:

NOTARY PUBLIC

D E E D

WHEREAS, by Deed of Trust dated February 19, 1975, of record in Book 4891, page 32, Register's Office for Davidson County, Tennessee, Carl J. Beard and wife, Irene Beard conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Fidelity Federal Savings and Loan Association, 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 Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Vaden Lackey, Jr., 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, one insertion of said advertisement appearing in each of the issues of said newspaper on February 8, February 15 and February 22, 1977, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Vaden Lackey, Jr., Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Wednesday, March 2, 1977, at 12:00 Noon at the south door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, City Finance Company of Tennessee, Inc. was the highest and best bidder, the amount of its bid being in the sum of TWENTY-SIX THOUSAND EIGHT HUNDRED TWENTY-ONE AND NO/100THS ($26,821.00) DOLLARS;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Vaden Lackey, Jr., Trustee, have bargained and sold, and by these presents do transfer and convey unto the said City Finance Company of Tennessee, Inc., its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being part of the Dickinson Farm, as conveyed to S. L. Felts, Jr. by deed of record in Book 2145, page 581, Register's Office for said County, and being Tracts 6 and 7 on the Plan of the Subdivision of the L. B. Jones et al Tract of 16.46 acres, prepared by Stephen A. Draper, Surveyor, dated November 4, 1953, as follows:

Beginning at a point in the center line of Pettus Road at the corner of Tracts 5 and 6; thence with the line between said tracts south 4° west 595 feet to a point; thence north 87° 30' west 352.1 feet to the corner of the Colton Land; thence with Colton's line north 11° 20' east 631.5 feet to the center line of Pettus Road; thence with the center line of the same south 82° 30' east 261.2 feet to the point of beginning, containing 4.38 acres, more or less.

Being the same property conveyed by Carl J. Beard and wife, Irene Beard by deed from Blue Ribbon Homes, Inc., of record in Book 3499, page 397, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said City Finance Company of Tennessee, Inc. , its successors and assigns, forever.

I, Vaden Lackey, Jr., Trustee under the said Deed of Trust of record in Book 4891, page 32, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said City Finance Company of Tennessee, Inc., its successors and assigns all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Vaden Lackey, Jr., Trustee, has hereunto set his hand this 4th day of March, 1977.

Vaden Lackey, Jr., Trustee
Trustee

MAR-4F CONV 26,821.00
MAR-4F S'TAX B* 69.68
MAR-4F PR'FEE B* .50
MAR-4F W'DEED B* 4.00 * 74.18

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the State and County aforesaid, the within named Vaden Lackey, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 4th day of March, 1977.

_____
Notary Public

My Commission Expires:

_____