BOOK 5123 FACE 587 TRUSTEE'S DEED

"THIS INSTRUMENT PREPARED BY CHARLES B. REASON, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel Numbers
NASHVILLE CITY BANK	Noel Palmer Mortgage Company, Inc.	Map 162-2
315 Union Street	P.O. Box 2546	Parcel 15
Nashville, Tennessee 37201	Nashville, Tn. 37219	FB# 5D-42233

WHEREAS, MELVIN C. BARNES, by Deed of Trust dated November 26, 1974, transferred and conveyed unto William Robinson, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 4878, page 335, Register's Office for Davidson County, Tennessee; and

WHEREAS, the undersigned John B. Hardcastle has been appointed Successor Trustee by the lawful owner and holder of the indebtedness secured by the aforesaid Deed of Trust by an instrument of record in Book 5114, page 875, Register's Office for said County; and

WHEREAS, Melvin Claxton Barnes by Deed of Trust dated August 7, 1975, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 4942, page 161, Register's Office for said County; and

WHEREAS, the indebtednesses secured by said Deeds of Trust have become overdue and unpaid, and the holder of said indebtednesses has called upon the undersigned, as Successor Trustee and Trustee, respectively, to foreclose the said Deeds of Trust; and

WHEREAS, the undersigned, after due advertisement as required by law and as required by the terms of the said Deeds of Trust, offered said property for sale at the South door of the Court House in Nashville, Davidson County, Tennessee, pursuant to the terms of said Deeds of Trust, at 12:00 noon, March 10, 1977, when and where Nashville City Bank became the last and highest bidder at the price of FOURTEEN THOUSAND and no/100 ($14,000.00) DOLLARS, said bid being subject to any and all unpaid taxes and all prior encumbrances of record, including, but not limited to,

a Deed of Trust of record in Book 4236, page 457, Register's Office for said County.

NOW, THEREFORE, I, John B. Hardcastle, Successor Trustee and Trustee as aforesaid, in consideration of the premises and of the sum of FOURTEEN THOUSAND and no/100 ($14,000.00) DOLLARS cash to me in hand paid, the receipt of which is hereby acknowledged, by these presence do hereby transfer and convey unto the said Nashville City Bank, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Colewood Acres, Section 1, as of record in Book 3700, page 59, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 5 fronts 82.0 feet on the northerly side of Tusculum Road and extends back 140.0 feet on the westerly line and 157.3 feet on the easterly line to a dead line in the rear measuring 64.90 feet thereon.
>
> Being the same property conveyed to Melvin Claxton Barnes and wife, Faye C. Barnes from T. J. Sterritt and wife, Frances H. Sterritt, by deed of record in Book 4236, page 455, Register's Office for said County, and being vested exclusively in Melvin Claxton Barnes by Decree, dated April 9, 1970, from the Probate Court of Davidson County, Tennessee, Docket No. 57663.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said Nashville City Bank, its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee and Trustee as aforesaid, has the power to convey the same.

THE UNDERSIGNED, John B. Hardcastle, Successor Trustee and Trustee, warrants the title to the said property to the said Nashville City Bank, its successors and assigns, against the lawful claims of all persons claiming by, through, or under him. Said property is sold, however, subject to any and all unpaid taxes, and any and all other prior encumbrances of record, which include, but are not limited to, a Deed of Trust of record in Book 4236, page 457, Register's Office for said County.

IN WITNESS WHEREOF, the undersigned, John B. Hardcastle, Successor Trustee and Trustee, has set his hand on this the 11th day of March, 1977.

JOHN B. HARDCASTLE
Successor Trustee and Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAR 11 CONV 30,056.21
MAR 11 STAX B* 78.26
MAR 11 PMTFEE B* .50

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named JOHN B. HARDCASTLE, Successor Trustee and Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 11th day of March, 1977

Sue Dail Pittman
Notary Public

My Commission Expires: 12-5-79

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,056.21, which amount is equal to or greater than the amount which the property transferred would command at a fair valuntary sale.

MAR 11 3 58 PM '77
DAVIDSON CO. TENN. REGISTER
IDENTIFICATION REFERENCE
D 9327 4

John B. Hardcastle
Affiant

Subscribed and sworn to before me this the 11th day of March, 1977.

Sue Dail Pittman
Notary Public

My Commission Expires: 12-5-79