Send tax bills to:
Associates Capital Corp.
1411 Union St
Nashville, TN 37219

Prepared by: John C. McLemore
MAIL 601 Broadway
Nashville, Tennessee 37203

BOOK 5123 PAGE 603

105-14
142 pw

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 6, 1976 and recorded in Book 4997, Page 1, Register's Office, Davidson County, Tennessee, Cordell Radcliffe and wife Sylvia J. Radcliffe conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 1, 1977 and recorded in Book 5111, Page 634, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above-mentioned Deed of Trust, nominated and appointed John C. McLemore as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested John C. McLemore, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, John C. McLemore, Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 15, 22, March 1, 8, 1977 stating that on March 11, 1977, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:15 o'clock p.m., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior vendor's lien of record in Book 4268, Page 219, Register's Office, Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, John C. McLemore, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Capital Corp for $ 6,000.00, which amount was the highest, best, and last bid.

VICKI WOOD
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 3,475.00

Affiant

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

My Commission Expires: _____ (Affix Seal)

Notary Public

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, John C. McLemore, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Capital Corporation (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Being Lot No. 20 of block 20 on the plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 104, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the westerly side of Lindell Avenue, formerly Wilson Avenue, and runs back between parallel lines 167 1/2 feet to an alley.

Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen by deed from Orley Dexter Howell and wife, Stella Cunningham Howell, of record in Book 4254, Page 463, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Vincent C. Ratcliffe and wife, Sylvia J. Ratcliffe, by deed from Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen by deed of record in Book 4268, Page 219, Register's Office for Davidson County, Tennessee.

We, Vincent C. Ratcliffe and wife, Sylvia J. Ratcliffe do hereby quitclaim and convey unto Cordell Radcliffe and wife, Sylvia J. Radcliffe, their heirs and assigns. The Quitclaim deed recorded in Book 4993, page 836, Register's Office for Davidson County, Tennessee.

D 3280 IDENTIFICATION REFERENCE MAR 11 26 PM '77 FEE REGISTER DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 11th day of March, 19 77.

John C. McLemore
Substitute Trustee

MAR 11 77 CONV *3,475.00

STATE OF TENNESSEE MAR 11 77 S'TAX B* 9.10
COUNTY OF Davidson MAR 11 77 PR'FEE B* .50
MAR 11 77 W'DEED B* 4.00 * 13.60

Personally appeared before me, _____, a Notary Public in and for said County and State, John C. McLemore, Substitute 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 Nashville, on this the 11th day of March, 19 77.

CRAIG WOOD NOTARY PUBLIC

Notary Public

My Commission Expires: _____