BOOK 5131 PAGE 341

I. DYKE TATUM
Successor-Trustee

to

ED HODGE and JOHN CREAGER
5112 Nolensville Road
Nashville, Tennessee 37211
(Send tax bills here)
owners address

MAIL

DEED

MAP 50-14

PAR. 35

WHEREAS, Frank Bezine and wife, Barbara W. Bezine, executed a deed of trust on the 25th day of March 1966, which was recorded in Book 4000, page 399, Register's Office for Davidson County, Tennessee, conveying to Miller Kimbrough, Trustee, the hereinafter described property to secure payment to Kimbrough-Kavanaugh & Associates of a promissory note fully described in said deed of trust; and

WHEREAS, the deed of trust hereinabove referred to was assumed by Wallace Carter and wife, Geraldine Carter, in the same instrument conveying title to the property hereinbelow described to them which was recorded in Book 4177, Page 499, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, I. Dyke Tatum, was appointed Successor-Trustee, said appointment being dated the 4th day of August, 1975, and recorded in Book 4943, page 143, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of covenants described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, the Chancery Court, Part II, for Davidson County, Tennessee, has authorized and ordered that said property be sold at foreclosure by order of February 3, 1977, of record in Minute Book 100, Page 669; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville

Record, a newspaper published and circulated in Nashville, Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: April 5, 1977, at 11:00 A.M. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Ed Hodge and John Creager, being the highest and best bidder at said sale, with a bid of Twenty-Two Thousand Six Hundred and No/100 ($22,600.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Two Thousand Six Hundred and No/100($22,600.00) Dollars, paid by Ed Hodge and John Creager, the receipt of which is hereby acknowledged, I, I. Dyke Tatum, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Ed Hodge and John Creager, their successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 716 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frank Bezine and wife, Barbara W. Bezine, by deed from Gaines and Gaines Construction Company, Inc., which deed is recorded in Book 4000, Page 396, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Ed Hodge and John Creager, its successors and assigns

forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Ed Hodge and John Creager, their successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said I. Dyke Tatum, Successor-Trustee, has hereunto set his hand this 5th day of April, 1977.

D97102

IDENTIF. REFERENCE
APR 5 2 26 PM '77
REGISTER
DAVIDSON COUNTY, TENN.

I. Dyke Tatum
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. Dyke Tatum, Successor-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, Tennessee this 5th day of April, 1977.

Sherrey A. Essary
Notary Public

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Aug 30, 1977

THIS INSTRUMENT PREPARED BY:
I. Dyke Tatum
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

~~owners address~~ ~~tax bills~~

APR-5-77 CONV 22,600.00
STATE OF TENNESSEE APR-5-77 S'TAX B* 58.76
COUNTY OF DAVIDSON APR-5-77 PR'FEE B* .50
APR-5-77 W'DEED B* 6.00 * 65.26

The actual consideration or value, whichever is greater, for this transfer is $ 22,600.00 .

AFFIANT

Sworn to and subscribed before me this 5th day of April, 1977.

Sherrey A. Essary
NOTARY PUBLIC

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
August 30, 1977