This Instrument Prepared By: E. A. Carney, P O Box 2141, Nashville, Tenn. 37214

BOOK 5139 PAGE 958

NAME OF NEW OWNER:	SEND TAX BILL TO:	MAP - PARCEL
S. K. Grayson et ux	Guaranty Mortgage Company	96-10
504 Stahlman Building	10th Floor, First American National Bank Building	223
Nashville, Tenn. 37201	Nashville, Tenn.	3D 59412

TRUSTEE'S DEED

WHEREAS, by Installment Deed by S. K. Grayson and wife, Frances E. Grayson, to Ralph W. Turnmire, Jr., and wife, Viola A. Turnmire, of record in Book 4682, page 434, Register's Office for Davidson County, Tennessee, in which said Installment Deed Ralph W. Turnmire, Jr. and wife, Viola A. Turnmire, joined and conveyed the hereinafter described property to E. A. Carney, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the said E. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said E. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the south door of the Courthouse, Davidson County, Tennessee, on February 2, 1977 at 12:30 o'clock P. M.; and

WHEREAS, at the time and place named in said advertisement the said E. A. Carney, Trustee, offered the property hereinafter described for sale to the highest bidder and the highest bid received was that of S. K. Grayson and wife, Frances E. Grayson, in the sum of $10,000.00, including the balance due on a first mortgage secured by a first deed of trust of record in Book 2384, page 165, Register's Office for Davidson County, Tennessee, which said purchasers have herewith assumed.

NOW THEREFORE, I, E. A. Carney, Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the bid, sell, transfer and convey unto the said purchasers, S. K. Grayson and wife, Frances E. Grayson, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 378 on the Plan of Clover Hill Section 7, of record in Book 2133, page 92, Register's Office for said County.

Said Lot 378 fronts 75 feet on the south side of Dunmore Drive and runs back 211.7 feet on the west line and 208.5 feet on the east line to a dead line which is a broken line on which it measures 70 feet.

Being the same property conveyed to Ralph W. Turnmire, Jr., and wife, Viola A. Turnmire, by deed from S. K. Grayson and wife, Frances E. Grayson, of record in Book 4682, page 434, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said S. K. Grayson and wife, Frances E. Grayson, their heirs and assigns. This conveyance is made pursuant to the powers vested in me as Trustee and I assign the benefit of all warranties vested in me by said Installment Deed, but not otherwise. This conveyance is made subject to unpaid taxes, restrictions, covenants of record, easements of record, and the first mortgage, of record in Book 2384, page 165, Register's Office for Davidson County, Tennessee.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, on this 2nd day of February 1977.

E. A. Carney, Trustee
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for the said County and State, the within E. A. Carney, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of February 1977.

Jimesha Carney
NOTARY PUBLIC

My Commission Expires: 1-31-84

E. A. CARNEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

S. K. Grayson
Affiant

Subscribed and ~~sworn~~ AFFIRMED to before me this 2ND day of February 1977.

M. L. Randall
NOTARY PUBLIC
Commission Expires: 4/27/80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E00548

IDENTIF. REFERENCE

APR 26 10 52 AM '77
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

APR26	CONV	10,000.00			
APR26	STAX		B*	26.00	
APR26	PRFEE		B*	.50	
APR26	W'DEED		B*	4.00	* 30.50