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SEND TAX BILLS TO:
ADDIE ROBERSON
Rt. 3, Box 299
Westmoreland, Tennessee 37186

THIS INSTRUMENT PREPARED BY
HARSH, KELLY & HARSH
LAW OFFICES
GALLATIN, TENNESSEE

MAP 72-6

BOOK 5160 PAGE 530 PAR. 277 m-r

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 15th day of June, 1977, by and between FRED A. KELLY, TRUSTEE, PARTY OF THE FIRST PART, and ADDIE ROBERSON, PARTY OF THE SECOND PART;

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated March 17, 1976, and of record in Book 5006, page 853, in the Register's Office of Davidson County, Tennessee, WILLIAM A. BURNETT, JR., a single person, conveyed to FRED A. KELLY, TRUSTEE, the hereinafter described real estate to secure the payment of a note in the principal sum of ONE HUNDRED NINE THOUSAND NINE HUNDRED ($109,900.00) DOLLARS, and;

WHEREAS, default was made in the payment of said note, and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property as provided by said trust deed; the PARTY OF THE FIRST PART, did, by publication in the NASHVILLE RECORD, advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the PARTY OF THE FIRST PART offered said property for sale at the South door of the Davidson County Courthouse, after receiving competitive bids, sold said property to ADDIE ROBERSON, a single person, at the price of ONE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED THIRTY-SEVEN AND 23/100 ($115,737.23) DOLLARS, this being the highest, last, and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED THIRTY-SEVEN AND 23/100 ($115,737.23) DOLLARS, cash in hand paid, the

receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer, and convey unto ADDIE ROBERSON, a single person, her heirs and assigns, the following described parcels of land situated in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lot No. 10 on the plan of the Bransfors Realty Co's Maxey Avenue and Gallatin Road property, the plan of which is of record in Book 332, page 44, Register's Office of Davidson County, Tennessee. Said Lot No. 10 fronts 52 feet on the easterly side of the Gallatin Road and runs back on the south line 211-$\frac{1}{4}$ feet on the North line with Leland Avenue 207 feet to an alley including and excluding a strip of land 20 feet wide off the front or westerly end of Lot No. 10 now being used by the Street Railway Co.

TRACT NO. 2: Being Lot No. 9 on the Plan of the Bransford Realty Co's Maxey Avenue and Gallatin Road property. The plan of which is of record in Book 332, page 44, Register's Office of Davidson County, Tennessee. Said Lot No. 9 fronts 52 feet on the easterly side of the Gallatin Road on the Street Railway Company's right of way and extends back easterly between lines 211 feet and 3 inches, more or less, on the northerly margin and 215-$\frac{1}{2}$ feet, more or less, on its southern margin of a 15 ft. alley, measuring 51 feet on said alley and being all of Lot No. 9 except that part quit-claimed to the Gallatin Pike Railway Co. by deed recorded in Book 417, page 229, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to WILLIAM A. BURNETT, JR., by deed from Addie Roberson, dated March 17, 1976, and of record in Book 5006, page 851, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is subject to leases between Addie Roberson and McGinnis, Inc. which leases are of record in Book 4527 page 513, and Book 4527, page 518, Register's Office of Davidson County, Tennessee, if same are still in effect.

TO HAVE AND TO HOLD the above described parcels of land, together with all the improvements thereon, unto ADDIE ROBERSON, her heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

AND PARTY OF THE FIRST PART as TRUSTEE, does hereby transfer, assign, and set over unto the PARTY OF THE SECOND PART all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized

as TRUSTEE, to do, but not further or otherwise.

WITNESS my hand, this the 15th day of June, 1977.

Fred A. Kelly
TRUSTEE

JUN 17 75 CONV 90,000.00
JUN 17 75 CONV 19,900.00
JUN 17 75 S'TAX B* 235.74
JUN 17 75 PR'FEE B* .50
JUN 17 75 W'DEED B* 6.00 232.24

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRED A. KELLY, 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 Gallatin, Tennessee, this the 15th day of June, 1977.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

TERESA J. PICKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: March 3, 1979

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O A T H

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $109,900.24, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Adolia Blackburn
AFFIANT

SUBSCRIBED and sworn to before me, this the 15th day of June, 1977.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

TERESA J. PICKARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: March 3, 1979

FEE $ DAVIDSON COUNTY, TENN. REGISTER
JUN 17 9 37 AM '77
IDENTIF. REFERENCE
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