This instrument was prepared by:
Woods & Woods
A Professional Association
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

BOOK 5176 PAGE 928

FORECLOSURE DEED

New Owner:

United American Bank
of Nashville
200 Fourth Avenue, N.
Nashville, Tennessee 37219

Send Tax Bills To:

New Owner

Field Book No. 70A 31130

Map: 117-5
Parcel: 112

RICHARD ASHWORTH,

Trustee

to

UNITED AMERICAN BANK OF NASHVILLE

FILED FOR RECORD
JUL 28 2 56 PM '77
DAVIDSON COUNTY, TENN.

INDEXING REFERENCE

217105

WHEREAS, Stephen L. Manning and wife, Barbara Manning executed a certain Deed of Trust dated March 26, 1976 and filed April 6, 1976, by which they conveyed to Trustee and his successors in trust, certain property hereinafter described, to secure the payment of one promissory note of even date therein described, which Deed of Trust is recorded in Book 5012, page 560, Register's Office of Davidson County, Tennessee; and

WHEREAS, by the terms of said Deed of Trust the lawful owner and holder of the indebtedness secured thereby was empowered upon default in the performance of the covenants, terms, and conditions of said Deed of Trust, to after 30 days declare the amount of the principal indebtedness secured thereby, due and payable, and the said Trustee, was thereupon directed and empowered, upon giving 30 days notice, by 4 weeks publications in any newspaper, published in Davidson County, Tennessee, to sell said property at the front door of the courthouse in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind which are expressly waived and provided for in said Deed of Trust; and

WHEREAS, default having occurred in the performance of the covenants, terms, and conditions, of said Deed of Trust and by reason of said default the owner and holder of said promissory note, pursuant to the powers contained in said Deed of Trust, delcared the entire amount of said indebtedness due and payable and said Trustee gave notice by 4 weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notices appearing on June 23rd and 30th and July 7th and 14th, 1977, that he would, on the 25th day of July, 1977 at 11:00 a.m. at the front door of the courthouse at Nashville, Davidson County, Tennessee offer for sale certain property hereinafter described to the highest and best bidder for cash, free from the equity of redemption, homestead, dower, and all other rights of exemption of every kind which are expressly waived as provided for in said Deed of Trust, but subject to any unpaid taxes that may constitute a lien against the property and certain restrictions as to building and use, and a deed of trust of record in Book 4876, page 668, Register's Office for Davidson County, in order to satisfy said debt and unpaid interest thereon, together with the expenses of the sale and at said time and place, said Trustee offered said property for sale and Lonnie Jones bidding for United American Bank of Nashville offered therefor the sum of Fifty-One Thousand Five Hundred Dollars($51,500.00) cash, which was the highest and best bid and said property was sold to the said United American Bank of Nashville.

Now, therefore, in consideration of the premises and for the sum of Fifty-One Thousand Five Hundred Dollars ($51,500.00) to me, in hand paid, the receipt of which is hereby acknowledged, I, Richard Ashworth, Trustee, by virtue of the powers of authority vested in me by said Deed of Trust and have bargained and sold and do hereby transfer and convey unto said United American Bank of Nashville, its successors and assigns, a certain lot or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lots Nos. 9, 10, 11 and 12, of Block "A" on the Map of a Revision of Block "A" of Life & Casualty Insurance Company's Woodmont Boulevard Tract, as shown on an unrecorded copy of a survey thereof made March 1, 1941, which said lots are the same as shown on the Plan of record in Book 843, page 102. Said lots adjoin and front together 105 feet on the southerly side of Woodmont Boulevard and run back between lines, 150 feet, Lot No. 12 running back along the westerly margin of Foxhall Road, to a dead line in the rear, measuring 103.9 feet thereon.

Being the same property conveyed to Stephen L. Manning and wife, Barbara W. Manning, by deed of record in Book 4722, page 631, Register's Office for Davidson County, Tennessee.

To have and to hold said property to the said United American Bank of Nashville, its successors and assigns, forever.

The said, Richard Ashworth, Trustee, transfers and conveys to the said United American Bank of Nashville, its successors and assigns, all the rights and benefits of the Warranty and all covenants contained in said Deed of Trust in as full a manner as in said Deed of Trust he can or should convey, but not otherwise.

This conveyance is made subject to all unpaid taxes.

This 28th day of July, 1977.

Richard D. Ashworth

Richard Ashworth, Trustee

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, Vivian L. Hamilton a notary public in the said county and state the within named barginor, Richard Ashworth, with whom I am personally acquainted and who acknowledged that he, as trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th

day of July, 1977.

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Vivian L Hamilton
Notary Public

My commission expires:
9/26/78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration paid in this transfer is $51,500.00.

Richard M. Ashworth
Affiant

Sworn and subscribed to me this 28th day of July, 1977.

Vivian L. Hamilton
Notary Public

My commission expires:
9/26/78

JUL28F	CONV	51,500.00			
JUL28F	S'TAX		B*	133.90	
JUL28F	PR'FEE		B*	.50	
JUL28F	W'DEED		B*	8.00	* 142.40