NAME & ADDRESS NEW OWNERS:

Ronny B. Gaither
178 E. Radnor St
Nashville, Tn

SEND TAX STATEMENTS TO:

Ronny B. Gaither
Andrew Jackson Building
Nashville, Tennessee 37219

TAX PARCEL NO. 119-14 250

TRUSTEE'S DEED

FF # 05029079

WHEREAS, Burrell E. O'Brien and Eloise Pentecost, by deed of trust recorded in Book 3245, page 445, Register's Office for Davidson County, Tennessee, conveyed to T. I. Holman, Jr., Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and First Federal Savings and Loan Associaiton of Nashville, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said deed of trust; and,

WHEREAS, I, JAMES G. LACKEY, III, SUBSTITUTE TRUSTEE, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Friday, October 21, 1977, at 11:00 A.M. o'clock, said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said deed of trust; and,

WHEREAS, at the time and place stated, on said terms, I offered said property for sale at public outcry and sold said property to Ronny B. Gaither, (hereinafter referred to as "GRANTEE"), for his said bid of Twenty Thousand Seven Hundred and No/100 ($20,700.00) DOLLARS, being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Twenty Thousand Seven Hundred and No/100 ($20,700.00) DOLLARS, cash in hand paid, I, JAMES G. LACKEY, III, SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, his heirs and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being the east part of Lot "B" on the Map of William Lee's Subdivision of the Roth Property, as of record in Book 1130, page 67, Register's Office for said County.
>
> According to an unregistered copy of survey thereof made by Wm. Collier Parrish, Associates, on November 13, 1957, said property is described as being tract no. 4 of Lot "B" and said tract fronts 80.20 feet on the north side of East Radnor Avenue, as now located and runs back between lines, 183.7 feet on the west line and 185.2 feet on the east line, to a dead line in the rear on which it measures 76.5 feet.

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

This is improved property known as 178 East Radnor Street, Nashville, Tennessee 37211.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1977.

TO HAVE AND HOLD said property with the appurtenances estate, title and interst thereto belonging to the said GRANTEE, his heirs and assigns forever. And I do hereby transfer and assign unto said GRANTEE, his heirs and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

E 3285.2

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IDENTIF. REFERENCE

OCT 25 1 08 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WITNESS my hand this 21st day of October, 1977.

JAMES G. LACKEY, III
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said State and County, the within named JAMES G. LACKEY, III, 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, Tennessee, this 21st day of October, 1977.

VIRGINIA R. RUNION NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

Virginia R. Runion
Notary Public

My Commission Expires:

2-7-79

OCT25 CONV 20,700.00
OCT25 S'TAX B* 53.82
OCT25 PR'FEE B* .50
OCT25 W'DEED B* 4.00 * 58.32

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby offer this insturment for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $20,700.00.

AFFIANT

Sworn to and subscribed before me this 21st day of October, 1977.

JAMES G. LACKEY, III NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires:

10-25-80