Prepared by J. N. McCormick, Atty
3905 Granny Trail
Nashville, Tenn

BOOK 5215 PAGE 544

Map 43 13
Parcel 325

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment of a note executed on May 27, 1977 by Don R. Isbell and wife, Deborah Lynn Isbell, being the note described in and secured by the Installment Deed from Robert S. Billingsley and wife, Kathryn M. Billingsley, to Don R. Isbell and wife Deborah Lynn Isbell of record in Book 5155, page 322, Register's Office for Davidson County, Tennessee, in which deed said grantees conveyed the property therein described to James R. Wyatt, Trustee, to secure the payment of said note;

And WHEREAS, the owners and holder of said note, Robert S. Billingsley and wife Kathryn M. Billingsley, in accordance with the trust agreement in said Installment Deed, declared the entire indebtedness due and payable, and having been requested so to do by said owners, I, James R. Wyatt, Trustee, by virtue of the power and authority vested in me as such Trustee did, after causing notice of the sale to be duly and regularly published as required by said Installment Deed, said notice of sale having been published in the Nashville Record on October 6th, 13th and 20th, 1977, offer for sale at the South door of the Court House in Nashville, Tennessee at 12 o'clock noon Central Daylight Savings Time on October 28, 1977, to the highest and best bidder for cash, free from the equity of redemption, the Statutory right of redemption, homestead, dower, and all other exemptions, which are expressly waived in said Installment Deed as to the parcel of real estate described and conveyed therein;

And the bid of Robert S. Billingsley and wife, Kathryn M. Billingsley, in the amount of $ 9000.00, being the highest and best bid received, said bidders being the owners of said indebtedness, and said sum of $ 9000.00 having been credited to the note, the receipt of which is hereby acknowledged, have bargained and sold and by these presents transfer and convey unto Robert S. Billingsley and wife Kathryn M. Billingsley, their heirs and assigns, the aforementioned parcel of real estate situated in Davidson County, Tennessee, described as follows:

> Being the south one-half of Lot No. 24 and all of Lot No. 25, Block "E" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.
>
> Said one-half of Lot 24 and Lot 25 adjoin and front together 52.8 feet on the easterly side of Idlewild Avenue and runs back between lines, 155 ft. on the northerly line of the South one-half of Lot No. 24 and 138 feet on the southerly line of Lot No. 25 to a dead line in the rear measuring 113 feet thereon.
>
> Being the same property conveyed to Don R. Isbell and wife, Deborah Lynn Isbell, by Installment Deed from Robert S. Billingsley and wife Kathryn M. Billingsley as of record in Book 5155, page 322, Register's Office for Davidson County, Tennessee.

To have and to hold said parcel of real estate together with the title, estate, interests and appurtenances thereto belonging to the said Robert S. Billingsley and wife, Kathryn M. Billingsley, their heirs and assigns.

And I, James R. Wyatt, Trustee, further transfer and convey unto Robert S. Billingsley and wife Kathryn M. Billingsley, their heirs and assigns, all the rights and benefits of the covenants and warranties contained in said Installment Deed insofar as I, James R. Wyatt, Trustee, can legally do but no further or otherwise, said property being sold

Buyer & Tax Bills
Robert S. Billingsley, etux
R#3 Temple Road
Franklin, Tenn

and conveyed by me subject to all restrictions of record, zoning regulations, any and all unpaid ad valorem taxes, and any prior liens of record.

Witness my hand at Nashville, Tennessee this October 28, 1977.

James R. Wyatt Trustee

JAMES R. WYATT, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kay Nelson, a Notary Public in and for said County and State, James R. Wyatt, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee this October 28, 1977.

Kay Nelson
NOTARY PUBLIC

My commission expires: May 3 1980

NOTARY PUBLIC KAY NELSON DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Robert L Billingsley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 77.

[illegible]
Deputy Register

E 33693

IDENTIF. REFERENCE

OCT 28 12 20 PM '77

KELLER [illegible]
REGISTER

OCT 28 7 CONV *9,000.00
OCT 28 7 S'TAX B* 23.40
OCT 28 7 PR'FEE B* .50
OCT 28 7 W'DEED B* 4.00 * 27.90