MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
THIRD NATIONAL BANK OF)
NASHVILLE, TENNESSEE)
Third National Bank Building)
Nashville, Tennessee 37219)
(Send tax bills here))

D E E D

Map 162-6
Par 289

BOOK 5219 PAGE 773

WHEREAS, Robert L. Gold et ux, Terry J. Gold, executed a deed of trust on the 22nd day of March, 1974, which was recorded in Book 4800, Page 825, Register's Office for Davidson County, Tennessee, conveying to James A. Green, Trustee, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

WHEREAS, said deed of trust and note hereinabove referred to was subsequently assumed by William T. Waugh et ux, Lois Waugh; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 22nd day of August,1977, and recorded in Book 5201, Page 687, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: October 25, 1977, at 12:00 noon at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein,

Third National Bank of Nashville, Tennessee, being the highest and best bidder at said sale, with a bid of Twenty-Nine Thousand Five Hundred and No/100 ($29,500.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Nine Thousand Five Hundred and No/100 ($29,500.00) Dollars, paid by Third National Bank of Nashville, Tennessee, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Third National Bank of Nashville, Tennessee, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 61, Valley Green Subdivision, of record in Book 4460, Page 97, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert L. Gold et ux, Terry J. Gold by instrument recorded in Book 4800, Page 823, and subsequently conveyed to William T. Waugh et ux, Lois Waugh, by instrument of record in Book 4973, Page 484, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Third National Bank of Nashville, Tennessee, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Third National Bank of Nashville, Tennessee, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 25th day of October, 1977.

Michael J. Philbin, Trustee

Michael J. Philbin
Successor-Trustee

CONV 29,500.00
STATE OF TENNESSEE S'TAX B* 76.70
COUNTY OF DAVIDSON PR'FEE B* .50
W'DEED B* 6.00 * 83.20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-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 25th day of October, 1977.

Sherrey A. Essary
Notary Public

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Oct. 18, 1981

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $29,500.00.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 25th day of October, 1977.

Sherrey A. Essary
Notary Public

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Oct. 18, 1981

E 35506

T
IDENTIF. REFERENCE

Nov 8 8 27 AM '77

FELIX Z. WILSON C. REGISTER
DAVIDSON COUNTY TENN.