Ernest J. Woodring, et ux.
Route 3, Sulphur Creek Road
Nashville, Tennessee 37218
(Name and Address New Owners)

Tax Bills:
(Same)

Map - 57
Parcel - 37

BOOK 5220 PAGE 311

TRUSTEE'S DEED

WHEREAS, on April 4, 1972, Marilyn Woodring Watts and husband, Jesse L. Watts and Lillian M. Woodring executed to I. F. Robertson, Trustee, a Deed of Trust on the land herein described, to secure and make certain the payment of a certain note therein described, which Deed of Trust is recorded in Book 4590, page 236, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, by instrument dated August 3, 1977 and recorded on August 4, 1977, in Book 5179, page 956, Register's Office for Davidson County, Tennessee, Charles R. Pullen was appointed Substitute Trustee; and

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, ant at the request of the lawful owner and holder of said note, Charles R. Pullen, Substitute Trustee, advertised said land for sale by four publications in the Nashville Record, Nashville, Davidson County, Tennessee on September 29, 1977; October 6, 1977; October 13, 1977; and October 20, 1977; and on Friday, October 21, 1977, at 12:00 o'clock noon, at the front door of the Courthouse in Nashville, Tennessee, offered said land for sale to the highest bidder for cash, as provided in said advertisement, and pursuant to the authority vested in said Substitute Trustee, and Ernest J. Woodring became the purchaser for the sum of Four Thousand Two Hundred One and no/100 ($4,201.00) Dollars, that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Four Thousand Two Hundred One and no/100 ($4,201.00) Dollars, which has been paid in cash, the receipt of which is hereby acknowledged, I, Charles R. Pullen, Substitute Trustee, by

virtue of the power and authority vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto the said Ernest J. Woodring and wife, Laura L. Woodring, their heirs and assigns, certain real estate located in the 13th Civil District of Davidson County, Tennessee, described as follows, to wit:

> Land lying and being situated in the 13th Civil District of Davidson County, Tennessee fronting in part on the southwest side of Sulphur Creek Road, which land is more fully described in a survey by Ralph W. C. Lambert, revised on October 14, 1971, which survey denotes of an acreage of approximately 22 acres which is marked by the name of Marilyn Woodring Watts, said survey being of record in Book 4568, page 243, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made for a complete description of said property.
>
> The road easement as described in said deed is herewith conveyed to Grantees.
>
> Being the same property conveyed to Marilyn W. Watts from Lillian M. Woodring, of record in Book 4568, page 241, said Register's Office.

This conveyance is subject to the 1977 Metropolitan Government property taxes and all back taxes.

TO HAVE AND TO HOLD said property to the said Grantees, their heirs and assigns, forever.

I covenant, as Substitute Trustee, that I have the right to convey said property, and I convey to the said Grantees the benefit of the covenant of seizin and general warranty contained in said Deed of Trust, which provided that the purchaser should get an absolute title to said land; but I do not warrant the title personally, as Substitute Trustee, or for any beneficiary for whom I have acted in the sale of said land.

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

Charles R. Pullen
Substitute Trustee

This Instrument Prepared by:

Charles R. Pullen
Boyd, Robertson, Hamlin and Pullen
104 Frey Street
Ashland City, Tennessee 37015

STATE OF TENNESSEE

COUNTY OF CHEATHAM

BOOK 5220 PAGE 313

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles R. Pullen, Substitute 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 at office in Ashland City, Tennessee, 21st day of October, 1977.

Ruby G. Linger
Notary Public

My Commission expires July 20, 1981

RUBY G. LINGER NOTARY PUBLIC CHEATHAM COUNTY TN EXPIRES 7-20-1981

E 3578 4

IDENTIF. REFERENCE

Nov 9 9 26 AM '77

FELIX Z. ROBERTSON REGISTER DAVIDSON COUNTY, TENN.

9[illegible]-97	CONV	*4,201.00			
9[illegible]-97	S'TAX		B*	10.92	
9[illegible]-97	PR'FEE		B*	.50	
9[illegible]-97	W'DEED		B*	6.00	* 17.42

I, hereby swear or affirm that the actual consideration [illegible] transfer or value of the property transferred, whichever is greater, is $ 4,201.00, which amount is [illegible] than the amount which the property would [illegible] at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of Nov. 1977

Ruby G. Linger
Notary Public

RUBY G. LINGER NOTARY PUBLIC CHEATHAM COUNTY TN EXPIRES 7-20-1981