This instrument was prepared by:
Graham B. Boyce, Attorney at Law
623 Stahlman Bldg. Nashville, Tn. 37201

BOOK 5221 PAGE 647

TRUSTEE'S DEED

This deed made and entered into this 14 day of November, 1977, by and between GRAHAM B. BOYCE, TRUSTEE, Party of the First Part, and THOMAS F. STEINER, Party of the Second Part,

W I T N E S S E T H:

WHEREAS, by an installment deed of record in Book 4798, page 936, Register's Office for Davidson County, Tennessee, Haywood Rich and wife, Martha Rich, conveyed the property described therein to Graham B. Boyce, Trustee, to secure the payment of a certain vendor's lien note secured by said installment deed.

WHEREAS, default having been made in the payment of said note and the holder thereof having directed the First Party, as Trustee, to sell said property as provided by said installment deed, the First Party did on the 13th day of October, 1977, and by two weekly notices thereafter, advertise in a newspaper of general circulation in Davidson County, Tennessee, being THE NASHVILLE RECORD, said property to be sold on the 11th day of November, 1977, and pursuant to said notice, on that day at the hour of 12:00 noon, the First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, and sold said property to Thomas F. Steiner at a price of Nine Thousand Seven Hundred and 00/100 ($9,700.00) Dollars, he being the last and highest bidder.

NOW, THEREFORE, the First Party has this day bargained and sold and does hereby sell, transfer and convey unto the said Thomas F. Steiner, his heirs and assigns, the real estate located in Davidson County, Tennessee, and more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 9700.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF Nov 1977
Deputy Register

LAND in Davidson County, Tennessee, being Lot No. 37 and the northerly 15 feet of Lot No. 38 on the Plan of Roy F. Williams' Subdivision of the Hunter Tract, as of record in Book 547, page 13 of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 and part of Lot No. 38 front together 65 feet on the westerly side of Setliff Street and run back between parallel lines 150 feet to an alley.

TO HAVE AND TO HOLD the same, together with all improvements thereon, to the said Thomas F. Steiner, his heirs and assigns, in fee simple, forever,and in bar of all rights of equity of redemption.

The First Party, as Trustee, does hereby transfer, assign and set over to the said Thomas F. Steiner, the Second Party, all of the covenants and warranties contained in the installment deed referred to above and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

Witness the signature of the First Party on this the day and date first above written.

GRAHAM B. BOYCE, TRUSTEE

CONV *9,700.00
S'TAX B* 25.22
PR'FEE B* .50
W'DEED B* 4.00 * 29.72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Graham B. Boyce, Trustee, 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 14 day of November, 1977.

NOTARY PUBLIC

My commission expires: May 1, 1981

CAROLYN BOWMAN NOTARY PUBLIC DAVIDSON COUNTY

E3641

IDENTIF. REFERENCE

Nov 14 11 22 AM '77

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY