MAP PARCEL
81-10-136
81-10-138
81-10-139

BOOK 5228 PAGE 538

PREPARED BY: TRABER & ROBINSON, ATTORNEYS, 107 DONELSON PIKE
NASHVILLE, TENNESSEE 37214

SEND TAX BILLS TO: VIVION H. RICE
4530 BATON ROUGE DRIVE
HERMITAGE, TN. 37076

TRUSTEE'S DEED

WHEREAS, BY A DEED OF TRUST DATED MAY 3, 1977, OF RECORD IN BOOK 5148, PAGE 592, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TERRY J. MURPHEY AND WIFE, SUSAN E. MURPHEY CONVEYED THE PROPERTY HEREINAFTER DESCRIBED TO TRABER & ROBINSON, ATTORNEYS, AS TRUSTEE, TO SECURE THE PAYMENT OF THE INDEBTEDNESS THEREIN MENTIONED AND DESCRIBED; AND

WHEREAS, DEFAULT WAS MADE IN THE PAYMENT OF THE SAID INDEBTEDNESS, AND IN THE PERFORMANCE OF THE OTHER COVENANTS AND AGREEMENTS CONTAINED IN SAID DEED OF TRUST AND VIVION H. RICE AND WIFE, MARY R. RICE, THE LAWFUL OWNERS AND HOLDER OF SAID INDEBTEDNESS, HAVING DECLARED ALL OF THE UNPAID INSTALLMENTS DUE AND PAYABLE, CALLED UPON THE UNDERSIGNED TRUSTEE TO EXERCISE THE POWER OF SALE CONFERRED BY SAID DEED OF TRUST AND TO SELL THE HEREINAFTER DESCRIBED PROPERTY; AND

WHEREAS, THE SAID TRABER & ROBINSON, ATTORNEYS, TRUSTEE, DID GIVE NOTICE OF THE TIME AND PLACE OF SALE BY PUBLICATION IN THE NASHVILLE RECORD NEWSPAPER PUBLISHED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, FOR THIRTY DAYS; ONE INSERTION OF SAID ADVERTISEMENT APPEARING IN EACH OF THREE ISSUES OF THE NASHVILLE RECORD, THE FIRST OF WHICH APPEARED ON NOVEMBER 10, 1977.

WHEREAS, PURSUANT TO SAID NOTICE, I THE UNDERSIGNED, DEAN ROBINSON, OF THE FIRM OF TRABER & ROBINSON, ATTORNEYS, TRUSTEES, DID OFFER SAID PROPERTY FOR SALE AT PUBLIC OUTCRY TO THE HIGHEST BIDDER FOR CASH IN HAND, AND IN BAR OF THE RIGHT OF EQUITY OF REDEMPTION AND HOMESTEAD ON THURSDAY, DECEMBER 1, 1977, AT 12:00 NOON AT THE FRONT DOOR OF THE COURT HOUSE IN DAVIDSON COUNTY, TENNESSEE; AND

WHEREAS, AT SAID SALE Vivion H. Rice and wife Mary R. Rice WERE THE HIGHEST BIDDER. THE AMOUNT OF SAID BID BEING THE SUM OF Twenty-four Thousand Nine Hundred Thirty-four ($24,934.00) Dollars AND THE SAID Vivion H. Rice and wife Mary R. Rice BEING THE HOLDER OF THE INDEBTEDNESS SECURED BY A DEED OF TRUST TOGETHER WITH THE EXPENSES OF SAID SALE, AMOUNTING TO MORE THAN SAID BID, ACCORDINGLY HE WAS NOT REQUIRED TO PAY ANY CASH TO THE TRUSTEE FOR THE BENEFIT OF THE GRANTORS.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, DEAN ROBINSON, TRUSTEE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID Vivion H. Rice and wife Mary R. Rice THEIR HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE TO WIT:

TRACT NO. 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 67 AND 68 ON THE MAP OF COBB SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 67 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MARTHA STREET (NOW DELK AVENUE) AND RUNS BACK 249.6 FEET ON THE WESTERLY LINE AND 240 FEET ON THE EASTERLY LINE TO AN ALLEY MEASURING 50.5 FEET THEREON. SAID LOT NO. 68 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MARTHA STREET

(NOW DELK AVENUE) AND RUNS BACK BETWEEN LINES 240 FEET ON THE WESTERLY LINE AND 244.4 FEET ON THE EASTERLY LINE TO AN ALLEY MEASURING 50 FEET THEREON.

TRACT NO. 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE MAP OF COBB'S SUBDIVISON OF LOT NO. 6 OF THE SUBDIVISION OF THE HARDING BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 65 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DELK AVENUE (FORMERLY MARTHA STREET) AND RUNS BACK BETWEEN LINES 259.2 FEET ON THE EAST LINE AND 268.8 FEET ON THE WEST LINE TO THE NORTH LINE OF AN UNAMED STREET SHOWN ON SAID PLAN ON WHICH IT MEASURES 50.5 FEET.

TRACT NO. 3: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 66 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 66 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DELK AVENUE, FORMERLY MARTHA STREET AND EXTENDS BACK 249.6 FEET ON THE EASTERLY LINE, AND 259.2 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50.5 FEET THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL UNPAID TAXES WHICH ARE A LIEN AGAINST SAID PROPERTY AT THE TIME OF SALE.

TO HAVE AND TO HOLD SAID TRACT OF LAND, TOGETHER WITH ALL APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID Vivion H. Rice and wife Mary R. Rice THEIR HEIRS AND ASSIGNS.

I DEAN ROBINSON, TRUSTEE, UNDER SAID DEED OF TRUST DO HEREBY TRANSFER, ASSIGNS, ALL OF THE RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY VESTED IN ME, AND WHICH I AS TRUSTEE, UNDER SAID DEED OF TRUST, CAN OR SHOULD DO, BUT NO FURTHER OR OTHERWISE.

IN TESTIMONY WHEREOF THE UNDERSIGNED, DEAN ROBINSON, TRUSTEE, HAS HEREUNTO SET HIS HAND ON THIS THE 1st DAY OF DECEMBER, 1977.

Dean Robinson
DEAN ROBINSON, TRUSTEE

DEC-1F CONV 24,934.00
DEC-1F S'TAX B* 64.74
STATE OF TENNESSEE DEC-1F PR'FEE B* .50
COUNTY OF DAVIDSON DEC-1F W'DEED B* 4.00 * 69.24

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED DEAN ROBINSON, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKOWLEDGED THAT HE, AS TRUSTEE, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, ON THIS THE 1st DAY OF DECEMBER, 1977.

Tracy Boles
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-18-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER OF $ 24,934.00.

H. V. Cobb
AFFIANT

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 1977.

W. Williams - Dep Reg

E39577

DEC 1 12 15 PM '77
IDENTIF. REFERENCE