This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 5228 PAGE 953

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Woodrow G. Burns	Same	Map 105-7
(NAME): 530 Elaine Drive	(NAME):	Par. 294
(STREET ADDRESS OR ROUTE NUMBER): Nashville Tenn.	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

TRUSTEE'S DEED

WHEREAS, by installment deed dated September 7, 1970, of record in Book 4443, page 852, Register's Office for Davidson County, Tennessee, Wayne Baucom and wife, Shirley Baucom, conveyed the property hereinafter described to Phillip Saindon, 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 performance of the other covenants and agreements contained in said instrument, and Woodrow G. Burns and wife, Maye R. Burns, the lawful owners and holders 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 instrument and to sell the hereinafter described property; and

WHEREAS, the said Phillip Saindon, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on November 3, November 10 and November 17, 1977, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Phillip Saindon, Trustee, 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, and subject to any and all unpaid taxes, on Thursday, December 1, 1977, at 12:00 o'clock noon at the front door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Woodrow G. Burns and wife, Maye R. Burns, were the highest and best bidder, the amount of their bid being in the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 2249.25

Affiant

Subscribed and sworn to before me, this the 2nd day of December 1977.

Notary Public

My commission expires: (Affix Seal)

sum of Two Thousand Eight Hundred Forty-Nine and 25/100 ($2,849.25) Dollars, and the said Woodrow G. Burns and wife, Maye R. Burns, being the holders of the indebtedness secured by said installment deed, together with the expense of said sale amounting to more than said bid, accordingly they were not required to pay any cash to the Trustee, except the expense of the said sale.

NOW, THEREFORE, in consideration of the premises, I, Phillip Saindon, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Woodrow G. Burns and wife, Maye R. Burns, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the westerly 65 feet of Lot No. 8 on the Plan of the Subdivision of the Moore tract, as of record in Book 137, page 91, Register's Office for said County.
>
> Said part of Lot No. 8 fronts 65 feet on the northerly side of Moore Avenue and runs back between parallel lines 151 feet to the northerly line of said subdivision.
>
> Being the same property conveyed to Wayne Baucom and wife, Shirley Baucom, by deed from Woodrow G. Burns and wife, Maye R. Burns, of record in Book 4443, page 852, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Phillip Saindon, Trustee, by deed from Wayne Baucom and wife, Shirley Baucom, of record in Book 4443, page 852, said Register's Office.

Said sale is subject to all unpaid taxes which are a lien on said property on date of sale and to all other restrictions, easements and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Woodrow G. Burns and wife, Maye R. Burns, their heirs and assigns, forever.

I, Phillip Saindon, Trustee under said installment deed, do hereby transfer, assign and convey unto the said Woodrow G. Burns and wife, Maye R. Burns, their heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, as Trustee under said installment deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, Phillip Saindon, Trustee, has hereunto set his hand this the 1 day of December, 1977.

Phillip Saindon Trustee
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert L. Taylor, a Notary Public in and for said County and State, the within named Phillip Saindon, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of December, 1977.

Robert L. Taylor
Notary Public

My Commission Expires:
1-30-79

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IDENTIF. REFERENCE

DEC 2 9 34 AM '77
FELIX Z. [illegible]
DAVIDSON [illegible]

DEC-27	CONV	*7,849.25			
DEC-27	S'TAX		B*	7.28	
DEC-27	PR'FEE		B*	.50	
DEC-27	W'DEED		B*	6.00	* 13.78