This instrument prepared by:
Phillip North
Howell & Fisher
401 Court Square Building
Nashville, TN 37201

Map 85-7
Par. 34

BOOK 5240 PAGE 636

SAMUEL T. GATES,
SUCCESSOR TRUSTEE

TO
New Owner & Tax Bills
PEOPLES BANK OF ELK VALLEY
Fayetteville Tn.
37334

DEED

WHEREAS, Joe L. Steelman and wife, Jodene S. Steelman, executed a deed of trust on the 25th day of March, 1977, which was recorded in Book 5127, Page 932, Register's Office for Davidson County, Tennessee, conveying to Edward C. Gill, Jr., Trustee, the hereinafter described property to secure payment to the Peoples Bank of Elk Valley of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Samuel T. Gates, was appointed Successor-Trustee, said appointment being dated the 30th day of September, 1977, and recorded in Book 5205, page 766, 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 (20) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at approximately 12:00 noon at the south door of the courthouse in Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and subject to a first mortgage 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,

the Peoples Bank of Elk Valley, being the highest and best bidder at said sale with a bid of Thirty-One Thousand ($31,000) Dollars subject to any and all unpaid taxes which exist as a lien against said property, and subject to a first mortgage of Twelve Thousand Sixty-Three and 09/100 ($12,063.09) Dollars, was duly declared the purchaser at said sale; and

WHEREAS, the 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 Thirty-One Thousand ($31,000) Dollars, paid by the Peoples Bank of Elk Valley the receipt of which is hereby acknowledged, I, Samuel T. Gates, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto the Peoples Bank of Elk Valley, its successors and assigns, subject to a first mortgage, the following tract of land and the improvements thereon in Davidson County, Tennessee, and more particularly described as follows, to wit:

> A certain lot or parcel of land, together with all improvements thereon, lying, situate and being in the Third Civil District of Davidson County, Tennessee, and within the corporate limits of the city of Nashville, Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office of said county.
>
> Said Lot No. 190 fronts 86.5 feet on the north side of Stafford Drive and runs back between lines 157.42 feet on the east line and 171.94 feet on the west line to a dead line which is a broken line measuring 131.26 feet.
>
> The above-described parcel of land is the same and identical real estate heretofore conveyed unto Edward C. Gill, Jr., Trustee, by deed of trust from Joe L. Steelman and wife, Jodene S. Steelman, dated March 25, 1977, said deed of trust being duly recorded in the Register's Office of Davidson County, Book 5127, Page 932, to which deed of trust reference is here made for more particulars.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging

to the said Peoples Bank of Elk Valley, 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 Successor-Trustee, the grantor herein, does hereby convey, transfer and assign to the Peoples Bank of Elk Valley, 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 and subject to a first mortgage in the amount of Twelve Thousand Sixty-Three and 09/100 ($12,063.09) Dollars.

IN WITNESS WHEREOF, the said Samuel T. Gates, Successor-Trustee, has hereunto set his hand this 21 day of December, 197[illegible]

JAN-5[illegible]	CONV	43,063.09		
JAN-5[illegible]	S'TAX		B* 112.06	
JAN-5[illegible]	PR'FEE		B* .50	
JAN-5[illegible]	W'DEED		B* 6.00	* 118.56

SAMUEL T. GATES,
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said county and state, the within named SAMUEL T. GATES, 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 21st day of December, 197[illegible]

Notary Public

My Commission Expires: 2-27-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,063.09.

Samuel T. Gates

Sworn to and subscribed before me this 22nd day of December, 1977.

Notary Public

My Commission Expires: 2-27-80

JAN 5 2 52 PM '78

IDENTIF. REFERENCE

E 44886