TRUSTEE'S DEED

BOOK 5252 PAGE 258

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
RICK CORDELL TANLEY ET UX,)
TRECIA B. TANLEY)
236 Clearlake Drive)
Nashville, Tennessee 37214)
(Send tax bills here))

D E E D

Map No. 136
Parcel 6

WHEREAS, Norman E. Wright, Jr., et ux, Barbara T. Wright, executed a deed of trust on the 5th day of April, 1973, which was recorded in Book 4696, Page 649, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Harold Reeves, Trustee, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

WHEREAS, said deed of trust was assigned to The Kanawha Valley Bank of Charleston, West Virginia, by an unrecorded instrument dated April 9, 1973; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 9th day of December, 1977, and recorded in Book 5242, Page 947, 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-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: February 13, 1978, at 11:00 A.M. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder

for cash 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, Rick Cordell Tanley et ux, Trecia B. Tanley, being the highest and best bidder at said sale, with a bid of Fifty-Two Thousand Five Hundred and No/100 ($52,500.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this 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 Fifty-Two Thousand Five Hundred and No/100 ($52,500.00) Dollars, paid by Rick Cordell Tanley et ux, Trecia B. Tanley, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Rick Cordell Tanley et ux, Trecia B. Tanley, their successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 214 on the Plan of Priest Lake Park Subdivision, Section 4, of record in Book 4460, Page 17, Register's Office for Davidson County, Tennessee, reference to which Plan is hereby made for a more complete description.
>
> Being the same property conveyed to Norman E. Wright, Jr., et ux, Barbara T. Wright, by deed of record in Book 4696, Page 647, said Register's Office.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Rick Cordell Tanley et ux, Trecia B. Tanley, their 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.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 13th day of February, 1978.

E5031.8

IDENTIF. REFERENCE

FEB 13 2 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Michael J. Philbin, Trustee

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, 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 13th day of February, 1978.

Sherrey A. Essary
Notary Public

My Commission Expires: 10-18-81

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Mark C. Taylor
AFFIANT

Sworn to and subscribed before me this 13th day of February, 1978.

Sherrey G. Essary
Notary Public

My Commission Expires: 10-18-81

SHERREY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY TENN.

FEB 13 78	CONV	52,500.00			
FEB 13 78	S'TAX		B*	136.50	
FEB 13 78	PR'FEE		B*	.50	
FEB 13 78	W'DEED		B*	6.00	* 143.00