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

SEND TAX BILLS: HOWARD R. CLAUDE
4505 NOLENSVILLE RD.
NASHVILLE, TN. 37211

MAP - PARCEL
46-20
13D 42560

TRUSTEE'S DEED

WHEREAS, by an installment deed dated September 17, 1976, of record in Book 5069, page 808, Register's Office for Davidson County, Ellen Barton conveyed the property hereinafter described to Traber & Robinson, Attorneys Trustees, 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 Installment Deed and Howard R. Claude and Kearney Ramsey, 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 Installment Deed 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 the first of which appeared on February 16, 1978.

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 Wednesday, March 8, 1978, at 12:00 Noon at the front door of the Courthouse in Davidson County, Tennessee: and

WHEREAS, at the said sale HOWARD R. CLAUDE AND KEARNEY RAMSEY were the highest bidders. The amount of said bid being the sum of FIFTEEN THOUSAND AND NO/100 ($15,000.00) and the said HOWARD R. CLAUDE AND KEARNEY RAMSEY being the holder of the indebtedness secured by an installment deed 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 HOWARD R. CLAUDE AND KEARNEY RAMSEY their heirs and assignes, the following described property situated in Davidson County, Tennessee, to wit:

> A tract of land lying in the 13th Civil District of Davidson County, Tennessee according to a survey by Cummings & Cummings Surveyor, of record in Book 4885, page 73, Register's Office for said County and described as follows:
>
> Beginning at an iron pin in the northwesterly margin of Bull Run Road, said pin lying in the southwesterly line of the property conveyed to Wayne Fisher and wife,

by deed from J.L. Gallaher, as of record in Book 3308, page 184, Register's Office for said County; thence with said Fisher's southwesterly line north 260° 15' west 400 feet ± to an iron pin at Fisher's west corner' thence south 63° 45' west 226 feet to an iron pin; thence south 26° 15' East 404.1 feet to an iron pin in the northwesterly margin of said Road; thence with the northeasterly margin of said road North 62° 42' East 226 feet to the beginning, containing 2.2 acres, more or less.

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 Howard R. Crudde and Kearney Ramsey their heirs and assigns forever.

I, Dean Robinson, Trustee, under said Installment Deed do hereby transfer, assign, all of the right, title, and interest in and to said property vested in me, and which I as Trustee, under said Installment Deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, Dean Robinson, Trustee, has hereto set his hand on this the 8th day of March, 1978.

E5378.9

RECEIVED FOR RECORD
MAR 8 12 28 PM '78
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

Dean Robinson
DEAN ROBINSON, 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 Dean Robinson, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 7 day of March, 1978.

John Gallaher
NOTARY PUBLIC

JOHN GALLAHER NOTARY PUBLIC DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: 5-18-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00

MAR-8 CONV
MAR-8 S'TAX
MAR-8 PR'FEE
MAR-8 W'DEED

15,000.00
39.00
.50
AFFIANT 43.50

Subscribed and sworn to before me, this the 8 day of March, 1978.

NOTARY PUBLIC

JOHN GALLAHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RUBY PRUITT REGISTER DAVIDSON COUNTY

My Commission Expires 5/18/81

NOTARY PUBLIC