This instrument prepared By:

Richard D. Speight
Goodpasture, Carpenter & Woods
Nashville, Tennessee

MAP 81-7
PAR 195 + 196

BOOK 5270 PAGE 864

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 1, 1973 , recorded in Book 4720, page 343, Register's Office for Davidson County, Tennessee, Southern Acoustics Company, Inc. conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a note dated June 1, 1973 in the amount of $55,400.00 payable to Security Federal Savings and Loan Association of Nashville, in monthly installments of $561.91 each, with interest at Eight Per Cent per annum; and,

WHEREAS, default was made in the payment of said note, the lawful owner called upon Everett A. Covington, Jr., Trustee, to advertise the property for sale pursuant to the provisions of said Deed of Trust. The Trustee did, therefore, pursuant to the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record , a newspaper published in Davidson County, Tennessee, advertising the sale of the property on March 30, 1978 at 12:00 noon at the Courthouse in Nashville, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any lien which take priority as a matter of law.

Pursuant to said notice of sale, the Trustee, at the time and place fixed therein, offered the property for sale to the highest and best bidder for cash and sold said property to Phillip A. Oakley, Rick C. Tanley and L. Carol Tanley, Jr. for the sum of $49,139.00, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid necessary to pay its note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

convey unto Phillip A. Oakley, Rick C. Tanley and L. Carol Tanley, Jr. their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

A certain tract of land in Davidson County, Tennessee, described as follows:
Being Lot No. 14 in W. H. Butler's Subdivision of part of the McGavock property in the old 13th Civil District of said County, now in the City of Nashville, a plat of which is of record in Book No. 57, page 98, Register's Office for said County.
Said Lot No. 14 fronts 50 feet on the easterly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines 145½ feet, more or less, to an alley, and also being Lot No. 15 on the Map of W. H. Butler's Subdivision, as of record in Book 57, page 98, Register's Office for said County.
Said Lot No. 15 fronts 50 feet on the easterly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines 145½ feet, more or less, to an alley.

Being the same property conveyed to Southern Acoustics Company, Inc. by deed from Marvin L. Duke ~~Mabrumay~~ and Bill L. Duke ~~Mabrumay~~ of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Phillip A. Oakley, Rick C. Tanley and L. Carol Tanley, Jr. , their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priorty as a matter of law.

And the Trustee does hereby transfer, assign and set over to the said Phillip A. Oakley, Rick C. Tanley & L. Carol Tanley, Jr. their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

WITNESS my hand this 6th day of April, 1978.

Everett A. Covington Jr.
TRUSTEE

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, the within named Everett A. Covington, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that

he as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 1978.

Hugh J. Bradley
NOTARY PUBLIC

My Commission Expires: April 29, 1979

HUGH J. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

E 5864.3

IDENTIF. REFERENCE

APR 7 1 31 PM '78

FELIX A. WILSON II REGISTER DAVIDSON COUNTY, TENN.

The actual consideration or value of this transfer, whichever is greater, is $49,139.00.

Edwin H. Covington Jr.
Affiant

Sworn to and subscribed before me this 6th day of April, 1978.

Hugh J. Bradley
NOTARY PUBLIC

My Commission Expires: April 29, 1979.

T. C. Tarkington VR.
Rick C. Tarkington
Phil A. Oakley

→ Tax Bills
20th Floor 1st Amer. Ctr.
Box 90
Nash. Tenn.
37238

APR-78	CONV	49,139.00			
APR-78 S'TAX			B*	127.66	
APR-78 PR'FEE			B*	.50	
APR-78	W'DEED		B*	6.00	* 134.16