BOOK 5274 PAGE 279

THIS INSTRUMENT PREPARED BY:

Charles J. Friddell
Suite 312 1161 Murfreesboro Road
Nashville, Tennessee 37217

MAP 142-5-A

PARCEL 121 1st

NAME & ADDRESS NEW OWNERS:

Frank D. Morrison
Lyric Lane
Nashville, Tennessee

SEND TAX STATEMENTS TO:

First Federal S&L
4th + Union
Nashville, TN.

TRUSTEE'S DEED

WHEREAS, Howart T. Beard and wife Wilma W. Beard by Trust Deed recorded in Book 5203, Page 335, Register's Office for Davidson County, Tennessee, conveyed to Dennis Wright, Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and Frank D. Morrison, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said Deed of Trust; and,

WHEREAS, I, Charles James Friddell, Substitute Trustee, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Friday, March 10, 1978, at 11:00 a.m., said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said Deed of Trust; and,

WHEREAS, at the time and place stated on said terms I offered said property for sale at public outcry and sold said property to Frank D. Morrison, (hereinafter referred to as "GRANTEE"), for its said bid of Thirty-five Thousand ($35,000) NO/100 DOLLARS, being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said Deed of Trust, and in consideration of the sum of Thirty-five Thousand ($35,000) NO/100 DOLLARS, cash in hand paid, which amount was duly credited on the note herein referred to, the bidder being the owner and holder of said note, I Charles James Friddell, Substitute Trustee, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said Deed of Trust in the property therein described which said property is situated in Davidson County, Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, pages 136 and 137, Register's Office for said County, the part hereby described being:
>
> Unit No. U-1 on said plan together with the Carport designated No. U-1-C as shown in and described by the Master Deed establishing

Horizontal Property Regime with respect to River Plantation, Section Two Condominium.

BEING the same property conveyed to Howart T. Beard and wife, Wilma W. Beard, by deed from Haury and Smith Contractors, Inc., of Record in Book 4673, page 825, said Register's Office.

The sale was held, and this conveyance is made subject to the liens of restrictive convenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1978.

TO HAVE AND TO HOLD said property with the appurtenances estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. And I do hereby transfer and assign unto said GRANTEE, its successors and assigns, all of the rights and benefits of the covenants and warranties in said Deed of Trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

WITNESS my hand this 10th day of March, 1978.

Charles James Friddell, Substitute Trustee

Charles James Friddell, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, undersigned, a Notary Public in and for said State and County, the within named CHARLES JAMES FRIDDELL, SUBSTITUTE 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 10th day of March, 1978.

NOTARY PUBLIC

RICHARD R. CLARK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

10-31-78

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is 35,000.00.

Frank D Monroe
AFFIANT

Sworn to and subscribed before me this 23 day of March, 1978.

J. Richard Jacobus
NOTARY PUBLIC

J. RICHARD JACOBUS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

2-18-80

E 60225

IDENTIF. REFERENCE

APR 17 '3 13 PM '78

FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TENN.

APR 17 78	CONV	35,000.00			
APR 17 78 S'TAX			B*	91.00	
APR 17 78 PR'FEE			B*	.50	
APR 17 78	W'DEED		B*	6.00	* 97.50