43-7-35-no.

BOOK 5293 PAGE 45

This instrument prepared by:

James L. Fuqua, Jr.
Attorney at Law
919 W. Main Street
Hendersonville, Tennessee 37075

Send Tax Bills To:

Brownie Lee Maynard
4435 Andrew Jackson Parkway
Hermitage, Tennessee 37076

TRUSTEE'S DEED

WHEREAS, Donald Lee Travis and Mary E. Travis executed a Deed of Trust to Harlan Dodson, III, Trustee, dated 11 April 1975, and recorded in Book 4908, Page 739, Register's Office for Davidson County, Tennessee, to secure a note of even date payable to Rhoten Construction Company, Inc.

WHEREAS, the indebtedness secured by the Deed of Trust is in default and the true and lawful holder of said indebtedness, Rhoten Construction Company, Inc. has declared the entire indebtedness due and payable and has called upon the Trustee to foreclose the Deed of Trust and the Trustee has resigned and James L. Fuqua, Jr. has been appointed Substitute Trustee; and

WHEREAS, James L. Fuqua, Jr. Substitute Trustee, has advertised the property for sale in accordance with the terms of the Deed of Trust and has offered the land for sale at 2:00 p.m. on Friday, 19 May 1978, at public auction on the first floor of the Courthouse in Nashville, Tennessee, to the highest bidder for cash, free of redemption, homestead, dower, subsequent encumbrances, and all other exemptions of every kind, but subject to any and all encumbrances entitled to priority by law

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37075
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and Brownie Lee Maynard became the last and highest bidder at the price of Six Thousand Three Hundred Seventy-Five Dollars and Thirty-Seven Cents ($6,375.37).

NOW, THEREFORE, I, James L. Fuqua, Jr., Substitute Trustee, acting as Substitute Trustee, in consideration of the premises and of the sum of Six Thousand Three Hundred Seventy-Five Dollars and Thirty-Seven Cents ($6,375.37) to me in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey to Brownie Lee Maynard the following tract of land in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 54 on the unrecorded Map of Anderson Estates, Section One, as follows:
>
> BEGINNING at a point in the easterly margin of McArthur Drive at the corner of Lots Nos. 52 and 54; thence with the line between said lots, easterly 136 feet to a point; thence southerly 65 feet to a corner of Lot No. 55; thence with the line between Lots 54 and 55, westerly 136 feet to the east margin of McArthur Drive; thence with the margin of the same, northerly 65 feet to the point of beginning.
>
> BEING the same property conveyed to Donald Lee Travis and wife, Mary E. Travis by Deed from Rhoten Construction Company, Inc., of record in Book 4908, Page 739, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple forever, to the said Brownie Lee Maynard, his successors and assigns, free from the equity of redemption and all other rights and exemptions, but subject to all encumbrances which by law are entitled to priority over my interests as trustee.

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AND I, James L. Fuqua, Jr., Substitute Trustee, do hereby transfer and assign to Brownie Lee Maynard, all of the covenants and warranties contained in said Installment Deed and do hereby warrant the title to Brownie Lee Maynard in as full and ample as I, acting as Substitute Trustee under said Deed of Trust, can do, but no further or otherwise.

AND I, as Substitute Trustee, make no warranty as to the validity or existence of encumbrances either prior to or subsequent to the Deed of Trust under the provisions of which this sale has been conducted.

We, Paul D. Maynard and Mildred L. Maynard join in this conveyance and convey our entire interest in the property to Brownie Lee Maynard.

IN WITNESS WHEREOF, I, James L. Fuqua, Jr., Substitute Trustee, have executed this deed on this 24th day of May, 1978.

PAUL D. MAYNARD

JAMES L. FUQUA, JR.
SUBSTITUTE TRUSTEE

MILDRED L. MAYNARD

The actual consideration or value, whichever is greater, for this transfer is Six Thousand Three Hundred Seventy-Five Dollars and Thirty-Seven Cents ($6,375.37).

Sworn to and subscribed before me,

this 24th day of May, 1978.

JILL GOOSTREE NOTARY PUBLIC AT LARGE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 6-14-81

JAMES H. FUQUA, JR.
ATTORNEY AT LAW
919 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
822-4400

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named bargainor, James L. Fuqua, Jr., Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the foregoing Trustee's Deed for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of May, 1978.

NOTARY PUBLIC

My Commission Expires: 1-14-81

JAMES H. FUQUA, JR.
ATTORNEY AT LAW
919 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
822-4400

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STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Paul D. Maynard and wife, Mildred L. Maynard, with whom I am personally acquainted and who acknowledged that they executed the foregoing Deed for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 2nd day of June, 1978.

NOTARY PUBLIC

My Commission Expires: 3-3-82

JUN-2 78 CONV *6,375.37

JUN-2 78 S'TAX B* 16.64

JUN-2 78 PR'FEE B* .50

JUN-2 78 W'DEED B* 10.00 * 27.14

IDENTIF. REFERENCE

JUN 2 8 53 AM '78

FELIX Z. W[illegible] REGISTER
DAVIDSON COUNTY, TENN.

E 68657

JAMES H. FUQUA, JR.
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