Send tax bills to:

Associates Financial Services
337 Murfreesboro Rd
Nashville, TN 37210

This document was prepared by: John C. McLemore
601 Broadway
Nashville, TN 37203

BOOK 5293 PAGE 260

Map and Parcel Number: 43-15-196

TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated January 22, 1970, and recorded in Book 4395, Page 3, Register's Office, Davidson County, Tennessee, the Vendees therein, C. Gordon R. Sell and wife, Sarah Hamilton Sell, joined in the execution thereof, and conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Trustee, to sell said property pursuant to said instrument; and

WHEREAS, I, the undersigned Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in 4 weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 4, 11, 18 and 25, 1978, stating that on May 26, 1978 at the South door of the Court House in Nashville, Davidson County, Tennessee, at 1:45 o'clock PM, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to unpaid taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Co. of Tennessee Inc., for $3,965.28, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Co. of Tenn. Inc. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Lot No. 96 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority.

The above described property is sold subject to any and all unpaid real estate taxes.

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 further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 26th day of May, 1978.

John C. McLemore
Trustee

E 68760.

IDENTIF. REFERENCE
JUN 2 12 32 PM '78
FELIX P. DUNLAP REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sylvia E. Burks, a Notary Public in and for said County and State, the within named John C. McLemore, 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 the 26th day of May, 1978.

Sylvia E. Burks
Notary Public

SYLVIA BURKS NOTARY PUBLIC TENN.

My commission expires 9-6-81.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3965.28

John C. McLemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1978

W. E. Robertson
Deputy Register

JUN-2 78	CONV	*3,965.28	B*	10.40	
JUN-2 78	S'TAX		B*	.50	
JUN-2 78	PR'FEE		B*	4.00	* 14.90
JUN-2 78	W'DEED				