BOOK 5296 PAGE 552

Map
104-12-0

Prepared by Woods & Woods
A Professional Association
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

Larry D. Woods,

Trustee,

to

William C. McCullough and wife Araminta McCullough as tenants by the entirety

Purchaser.

Jeff Bice
KAW

#1 Zang Valley Rd. Brentwood Tenn

Trustee Deed

WHEREAS, by deed of trust of record in Book 4890, page 560, Register's Office for Davidson County, Tennessee, the following described property was conveyed in trust to Larry D. Woods, Trustee, to secure a debt in the original principal amount of eleven thousand six hundred fifty ($11,650.00) dollars with interest at the rate of nine(9%) per cent per annum; and

WHEREAS, said debt, obligation and liability is in default; and

WHEREAS, notice of said default and notice of foreclosure has been given; and

WHEREAS, the owner and holder of said note having declared the entire debt due and payable and demanded that the property be advertised and sold in satisfaction of said debt and cost of foreclosure in accordance with the terms and conditions of said note and deed of trust; and

WHEREAS, the trustee was instructed by the holder of the indebtedness to advertise and sell the property described aforesaid for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust and with said advertisement having been made once a week for at least four (4) weeks in twenty-eight (28) days in a newspaper published weekly in Davidson County, Tennessee to-wit: The Nashville Record on May 11, May 18, May 25, and June 1, 1978, and pursuant to said advertisements, said sale was held at the time and place so advertised, to-wit: Friday, June 9, 1978, at 11:00 a.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash at public outcry,

free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which were expressly waived in said deed of trust, and the grantee herein being the highest bidder for cash at said sale, with a bid of TWELVE THOUSAND ~~FIVE~~ Seven HUNDRED DOLLARS ($12,700.00) was declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, for and in consideration of the premises and in further consideration of the aforesaid sum, paid in cash by William C. McCullough and wife Araminta McCullough as tenants by the entirety, the receipt of which is hereby acknowledged, I, Larry D. Woods, Trustee, have this day bargained and sold, and by these presents do hereby transfer and convey unto the aforesaid the following land situated in Davidson County, Tennessee and more particularly described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for said County.
>
> Said Lot No. 23 fronts 50 feet on the easterly side of 18th Avenue, South, formerly Bazter Avenue, and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Allen Wayne Rusek and Becky Ann Fox by deed from Edward Swafford and Pearlie F. Swafford, dated January 29, 1975 and recorded simultaneously herewith.

together with all the privileges and appurtenances thereunto belonging, including all improvements, buildings and equipment thereon and all the rents, issues, and profits which may arise therefrom.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said grantee herein, forever, as fully and

JUN-97[8]	CONV	12,700.00			
JUN-97[8] S'TAX			B*	33.02	
JUN-97[8] PR'FEE			B*	.50	
JUN-97[8]	W'DEED	2	B*	6.00	* 39.52

completely as the trustee can or ought to convey unto the power invested in him in said deed of trust and his appointment as trustee and said trustee, the grantor herein, does hereby convey, transfer, and assign to the grantee herein, all the warranties and covenants conveyed in said deed of trust. This conveyance is subject to any unpaid taxes, rights of way, restrictive covenants, easements, and similar interests, and any matters of public record..

IN WITNESS WHEREOF, the said Larry D. Woods, Trustee, has hereunto set his hand this 9th day of June, 1978.

Larry D. Woods, Trustee

E.7.0229.

IDENTIF. REFERENCE

JUN 9 11 31 AM '78

KELLY T. WILSON REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for the aforesaid county and state, Larry D. Woods, Trustee, the within named bargainor, with whom I am personally acknolwedged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal at Nashville, Davidson County, Tennessee, this 9th day of June, 1978.

NOTARY PUBLIC

My Commission Expires:
5/20/81

I, Larry D. Woods, Trustee, hereby certify that the actual consideration for the transfer or the value thereof, whichever is greater, is $12,700.00

Larry D. Woods, Trustee

SWORN TO and SUBSCRIBED before me this 9th day of June, 1978.

NOTARY PUBLIC

~~My Commission Expires:~~

Dep. Reg.