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THIS INSTRUMENT PREPARED BY:
David C. Rutherford
Rutherford, Crockett & Guenther
306 Nashville Trust Building
Nashville, Tennessee 37201

TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos:
E. H. Crump and Company Attention: Mr. Kenneth D. Paylor 2934 Sidco Drive P. O. Box 40387 Nashville, Tennessee 37204	Same	Map 91-6 Parcel 327

WHEREAS, default having been made in the payment of the debt and performance of the obligations, terms and conditions provided for in the note and that certain Deed of Trust dated August 1, 1974, and recorded in Book 4863, page 709, Register's Office for Davidson County, Tennessee, and recorded in Book 233, page 484, Register's Office for Williamson County, Tennessee, which note and Deed of Trust were executed by Wrenne Mortgage & Realty Co., a Tennessee corporation, et al, conveying the properties therein described to David C. Rutherford, Trustee; and

WHEREAS, the entire indebtedness evidenced and secured by said instruments having been declared due and payable as provided therein and being past due and unpaid, and the lawful owner and holder thereof having requested the undersigned Trustee to advertise and sell and foreclose the security in accordance with the provisions of the said Deed of Trust; and

WHEREAS, in accordance with said request and in accordance with the power of sale contained in said Deed of Trust the said real estate properties were advertised for sale in the Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in three successive weekly publications appearing on June 15, June 22, and June 29, 1978, respectively, and also were advertised for sale in the Review-Appeal, a newspaper of general circulation published in Franklin, Williamson County, Tennessee, in three successive weekly publications appearing on June 15, June 22, and June 29, 1978, giving notice that the undersigned Trustee would on Tuesday, July 11, 1978, commencing at 2:00 p.m. at the front door of the Metropolitan Government Courthouse, Public Square in Nashville, Davidson County, Tennessee, proceed to sell separately each of the said real estate properties to the highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust; and

WHEREAS, the undersigned Trustee did on July 11, 1978, commencing at 2:00 p.m. at the front door of the Metropolitan Government Courthouse, Public Square at Nashville, Davidson County, Tennessee, offer each of said real estate properties for sale to the highest bidder for cash at public outcry, in the manner and on the terms provided by the said Deed of Trust, the publication notices and applicable statutes, and E. H. Crump and Company, a Delaware corporation, having bid for the Davidson County, Tennessee, property described below the sum of $15,000.00, the highest and best bid, was declared the purchaser thereof; and

WHEREAS, the purchaser having complied with the terms of the sale by paying into the hands of the undersigned Trustee the sum of $15,000.00, receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the payment to the Trustee of the sum of $15,000.00 as aforesaid, I, the undersigned Trustee, have bargained and sold and do hereby transfer and convey to E. H. Crump and Company, a Delaware corporation, its successors and assigns, in fee simple absolute, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1413, of Block No. 197, on the Map showing extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, Register's Office for said County, and described as follows:

BEGINNING on the northerly margin of Michigan Avenue at the corner of Lots 1411 and 1413; thence with said Avenue, westwardly 1.9 feet to the northeasterly margin of Morrow Road; thence with said road, northwestwardly 216.8 feet to the southerly margin of an alley; thence with said alley eastwardly 155.2 feet to the corner of Lots Nos. 1411 and 1413; thence with the line between said two lots, southwardly 150 feet to the beginning.

Being the same property conveyed to Wrenne Mortgage & Realty Company, a Tennessee Corporation, by deed from T. W. Wrenne, Successor Trustee, as of record in Book 4322, page 471, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,933.83.

David C. Rutherford Trustee
AFFIANT

Kenneth D. Taylor
AFFIANT

Subscribed and sworn to before me this 14 day of July, 1978.

Hilbie Sages
NOTARY PUBLIC

My Commission Expires: 8/8/79

This is improved property known as 922 Morrow Road, Nashville, Davidson County, Tennessee.

To all intents and purposes as fully as the said Trustee has power and authority to grant, sell and convey the same by virtue of the law and said Deed of Trust, to have and to hold the said property with the tenements, hereditaments, appurtenances, estate, title and interest thereto belonging to the said E. H. Crump and Company, a Delaware corporation, its successors and assigns, forever; and David C. Rutherford, Trustee, does hereby transfer, assign and set over unto E. H. Crump and Company, a Delaware corporation, its successors and assigns, all of his right, title and interest in said property as Trustee, but not further or otherwise.

This coveyance is subject to all unpaid property taxes, and subject to mortgage deed of trust of record in Book 4407, page 986, Register's Office for Davidson County, Tennessee, and subject to mortgage deed of trust of record in Book 4714, page 430, Register's Office for Davidson County, Tennessee, and subject to all governmental zoning, building and similar ordinances or regulations affecting said property, and subject to all easements (including easement of record in Book 4504, page 816, Register's Office for Davidson County, Tennessee), rights of way, building set back lines, restrictions and covenants, and any other liens and encumbrances of record prior to said Deed of Trust which are applicable to said property, and subject to all matters and things which an accurate survey of said property might disclose, and subject to the United States Government, Internal Revenue Service, right of redemption, if any; it being the intention to convey herein all such title and only such title as the Trustee lawfully can and should convey.

IN WITNESS WHEREOF, DAVID C. RUTHERFORD, Trustee, has executed this instrument on this the 14 day of July, 1978.

David C. Rutherford Trustee
DAVID C. RUTHERFORD, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Hilbie Sages, a Notary Public in and for said County and State, the within named David C. Rutherford, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14 day of July, 1978.

Hilbie Sages
Notary Public

My Commission Expires: 8/8/79

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IDENTIF. REFERENCE

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JUL 18 9 54 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 18 RD	CONV	35,933.83			
JUL 18 RD	S'TAX		B*	93.34	
JUL 18 RD	PR'FEE		B*	.50	
JUL 18 RD	W'DEED		B*	4.00	* 97.84