THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $52,000.00.

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Affiant

Sworn to and subscribed before me this 6th day of June, 1978.

Notary Public

Comm. Exp.
8-11-81.

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NO.

HARRY PEFFEN
149 VAUGHAN GAP 37205
Mail

SAME

129-11-31
BL

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 17, 1974, of record in Book 4853, Page 382, Register's Office for Davidson County, Tennessee, Robert L. Manners conveyed the property hereinafter described to Leon Ruben, Trustee, to secure the payment of the indebtedness therein mentioned and described and,

WHEREAS, default was made in the payment of said indebtedness and in performance of the other covenants and agreements contained in the instrument, and O. O. Manners, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the Trustee, Leon Ruben, to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and,

WHEREAS, the said Leon Ruben, being unable to perform his duties as Trustee, the said O. O. Manners appointed Robert F. Spann as Substitute Trustee by instrument dated June 1, 1978, and recorded in Book 6282, Page 721, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Trustee did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on May 11, 18, and 25, 1978, respectively; and,

WHEREAS, pursuant to said notice, I, the undersigned Substitute Trustee, Robert F. Spann, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unapid taxes on Friday, June 2, 1978, at 12:00 Noon, at the main door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, the highest bidder was Harry Peffen, the amount of his bid being the sum of FIFTY-TWO THOUSAND AND 00/100 ($52,000.00) DOLLARS, and the said Harry Peffen being required to pay Ten (10) per cent or $5,200.00 immediately to the said Substitute Trustee and the remainder upon delivery of his Deed.

NOW, THEREFORE, in consideration of the premises, I, Robert F. Spann, Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto Harry Peffen, the following described property situated in Davidson County, Tennessee:

> BEING Lot No. 176, on the plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.
>
> Said Lot No. 176, fronts 100 feet on the westerly side of Neuhoff Lane and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Robert L. Manners and wife, Janet M. Manners by deed from Murphree Realty Company, of record in Book 3921, page 862, Register's Office for Davidson County, Tennessee, the said Janet M. Manners having conveyed her interest to Robert L. Manners by virtue of a divorce decree in the Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale.

TO HAVE AND TO HOLD said tracts of land, together with all appurtenances, estate, title and interest thereto belonging to the said Harry Peffen, his heirs and assigns, forever.

I, Robert F. Spann, Substitute Trustee, under this Deed of Trust, do hereby transfer, assign and convey unto the said Harry Peffen, his heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ammple manner as I, as Substitute Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Robert F. Spann, Substitute Trustee, has hereunto set his hand this the 5th day of June, 1978.

ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Trina Scarpetti, a Notary Public in and for said County and State, the within named Robert F. Spann, 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 6 day of June, 1978.

Trina R. Scarpetti
Notary Public

My Commission Expires: 8-11-81.

E 8 9 0 5 4

IDENTIF. REFERENCE

SEP 15 4 21 PM '78

FELIX Z. ALSOP II REGISTER
DAVIDSON COUNTY, TENN.

SEP 15 78	CONV	52,000.00		
SEP 15 78 S'TAX			B* 135.20	
SEP 15 78 PR'FEE			B* .50	
SEP 15 78	W'DEED		B* 6.00	* 141.70