This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 5349 PAGE 150

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. R. V. Smith (NAME)	Same (NAME)	83-13
1403 Winding Way Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 193
Nashville Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

TRUSTEE'S DEED

WHEREAS, by installment deed dated August 31, 1973, of record in Book 4743, page 51, Register's Office for Davidson County, Tennessee, Dennis E. Grogan and wife, Patricia L. Grogan, conveyed the property hereinafter described to Dewey Pedigo, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument, and R. V. Smith and wife, Alma E. Smith, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Dewey Pedigo, Jr., Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on September 14, September 21 and September 28, 1978, respectively; and

WHEREAS, PURSUANT TO SAID NOTICE, I, the undersigned, Dewey Pedigo, Jr., Trustee, 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 unpaid taxes and right of redemption by the United States of America by virtue of Notice of Federal Tax Liens of record in Book 5260 page 124 and Book 5272, page 538, Register's Office for Davidson County Tennessee, on Friday, October 6, 1978 at 12:00 o'clock noon at the front door of the Court House in Nashville, Davidson County, Tennessee; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,100.00

Subscribed and sworn to before me, this the 6th day of October 19 78

Affiant Dewey W. Pedigo, Jr., Trustee

My commission expires: 11-12-78 (Affix Seal)

Notary Public

WHEREAS, at said sale R. V. Smith and wife, Alma E. Smith were the highest and best bidder, the amount of their bid being in the sum of $13,100.00 and the said R. V. Smith and wife, Alma E. Smith being the owners and holders of the indebtedness secured by said installment deed, which balance was $6,716.29. Accordingly they were required to pay the difference in said amount in cash to Dewey Pedigo, Jr., Trustee. R. V. Smith and wife, Alma E. Smith paid said amount of $6,383.71 to the Trustee, Dewey Pedigo, Jr., receipt of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises, I, Dewey Pedigo, Jr., Trustee, have bargained and sold and by these presents do transfer and convey unto the said R. V. Smith and wife, Alma E. Smith, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Being Lot No. 158 in East Edgefield Addition to Nashville, Tennessee, a plan of which is of record in Plan Book 21, page 147, Records or Davidson County, Tennessee.
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> Said Lot No. 158 fronts 50 feet on the south side of Magnolia, now Boscobel Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Dennis E. Grogan and wife, Patricia L. Grogan by deed from R. V. Smith and wife, Alma E. Smith of record in Book 4743, page 51, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien on said property on date of sale, to all other restrictions, easements, and encumbrances which are of record or may affect title to the said premises, and right of redemption by the United States of America by virtue of Notice of Federal Tax Liens of record in Book 5260, page 124 and Book 5272, page 538, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said R. V. Smith and wife, Alma E. Smith, their heirs and assigns, forever.

I, Dewey Pedigo, Jr., Trustee under said installment deed, do hereby transfer,assign and convey unto the said R. V. Smith and wife, Alma E. Smith, their 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 ample manner as I, as Trustee under said installment deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Dewey Pedigo, Jr., Trustee, has hereunto set his hand this the 6th day of October, 1978.

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← IDENTIFICATION REFERENCE
OCT 11 10 48 AM '78
REGISTER

Dewey Pedigo, Jr., Trustee
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo a Notary Public in and for said County and State, the within named Dewey Pedigo, Jr., 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 6th day of October, 1978.

Dewey W. Pedigo
Notary Public

My Commission Expires:
11-12-78

OCT 11 78	CONV	13,100.00			
OCT 11 78 S'TAX			B*	34.06	
OCT 11 78 PR'FEE			B*	.50	
OCT 11 78	W'DEED		B*	6.00	* 40.56