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RICHARD D. TAYLOR)
Successor-Trustee)
) BOOK 5361 PAGE 735
to) D E E D
)
PAULINE O'BRIEN MILES)
305 Ladybird Drive)
Nashville, TN 37217)
(Send tax bills here))

WHEREAS, William T. Deno and wife, Dena L. Deno, executed a deed of trust on the 17th day of June, 1976, which was recorded in Book 5038, Page 142, Register's Office for Davidson County, Tennessee, conveying to M. Norris Jenkins, Trustee, the hereinafter described property to secure payment to Pauline O'Brien Miles, of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Richard D. Taylor, was appointed Successor-Trustee, said appointment being dated the 4th day of October, 1978, and recorded in Book 5348, Page 20, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: November 6, 1978, at 11:00 a.m. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust;

and the Grantee herein, Pauline O'Brien Miles, being the highest and best bidder at said sale, with a bid of Eighteen Thousand Five Hundred Dollars ($18,500.00), subject to any and all unpaid taxes which exist as a lien against said property, was duly 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, in consideration of the premises and the further consideration of the sum of Eighteen Thousand Five Hundred Dollars ($18,500.00) paid by Pauline O'Brien Miles, the receipt of which is hereby acknowledged, I, Richard D. Taylor, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Pauline O'Brien Miles, her successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land lying and being in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, and described as follows, to-wit:
>
> Beginning at a point in the center of Pleasant Hill Road and the center line of Couchville Pike; thence in a northerly direction along the center line of Pleasant Hill Road 214 feet to a point, said point being the southwest corner of the property conveyed to Harry J. Brittain et ux, of record in Book 3181, Page 597, Register's Office for Davidson County, Tennessee; thence South 86° 28' East 224.4 feet to an iron pin, the same being the southeast corner of the Harry J. Brittain property; thence in a southerly direction along the Victor H. Walker property west boundary line 225 feet, more or less, to the center line of Couchville Pike; thence along the center line of Couchville Pike in a westerly direction 246 feet, more or less, to the point of beginning.
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> Being the same property conveyed to William T. Deno and wife, Deena L. Deno, by deed from Pauline O'Brien Miles of record in Book 5038, Page 140, said Register's Office.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Pauline O'Brien Miles, her successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his

appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Pauline O'Brien Miles, her successors and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Richard D. Taylor, Successor-Trustee, has hereunto set his hand this 8th day of November, 1978.

Richard D. Taylor
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Taylor, Successor-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 8th day of November, 1978.

Notary Public

My Commission Expires: 10-18-81

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor, Attorney
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

CONV 18,500.00
NOV-8 S'TAX B* 48.10
NOV-8 PR'FEE B* .50
NOV-8 W'DEED B* 6.00 * 54.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,500.00.

AFFIANT

Sworn to and subscribed before me this 8th day of November, 1978.

Notary Public

My Commission Expires: 10-18-81

NOV 8 '78
FELIX Z. ... DAVIDSON COUNTY REGISTER
IDENTIFICATION

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