This Instrument Was Prepared By
Phillip Saindon (emp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 5375 PAGE 481

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Binkley	Home Fed. S. & L. Ass'n	
(NAME:) 527 Stahlman Bldg.	(NAME:) 4th Ave North	Map - 3-28
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37201	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 3, 1977, of record in Book 5218, page 789, Register's Office for Davidson County, Tennessee, Jerry Harrison, single, conveyed to Phillip Saindon, Trustee, the hereinafter described property 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 the performance of the other covenants and agreements contained in said instrument, and William H. Smithson and wife, Dorothy A. Smithson, 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 Phillip Saindon, 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 the said newspaper on November 23, November 30, and December 7, 1978, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Phillip Saindon, 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 a first mortgage of record in Book 5151, page 592, Register's Office for Davidson County, Tennessee, on Thursday, December 14, 1978, at 12:00 o'clock noon at the Courthouse door in Nashville, Davidson County, Tennessee; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

"The actual consideration or value whichever is greater, for this transfer is $55,284.84

Subscribed and sworn to before me, this the 14 day of December, 19 78

Affiant

My commission expires: Jan. 29, 1980 (Affix Seal)

Notary Public

WHEREAS, at said sale Joseph H. Mangum and Charles E. Rinkley were the highest and best bidder, the amount of their bid being in the sum of Ten Thousand One Hundred Sixty-Seven and 08/100 ($10,167.08) Dollars, which amount was paid in cash to Phillip Saindon, Trustee.

NOW, THEREFORE, in consideration of the premises, I, Phillip Saindon, Trustee, have bargained and sold and by these presents do transfer and convey unto Joseph H. Mangum and Charles E. Rinkley, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Herbert Heights, Section II, as of record in Book 3500, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Jerry Harrison, single, by deed from William H. Smithson and wife, Dorothy A. Smithson, of record in Book 5218, page 787, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Phillip Saindon, Trustee, by deed from Jerry Harrison, single, of record in Book 5218, page 789, Register's Office 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, a first mortgage of record in Book 5151, page 592, Register's Office for Davidson County, Tennessee, and to all other restrictions, easements and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Joseph H. Mangum and Charles E. Rinkley, their heirs and assigns, forever.

I, Phillip Saindon, Trustee under said deed of trust, do hereby transfer, assign and convey unto the said Joseph H. Mangum and Charles E. Rinkley, 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 deed of trust, can or should do, and subject to all restrictions, easements and encumbrances which are of record or may affect title to said premises, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Phillip Saindon, Trustee, has hereunto set his hand this the 14th day of December, 1978.

PHILLIP SAINDON, TRUSTEE

F.O.S.3.1.1:

IDENTIF. REFERENCE

DEC 15 8 25 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 Phillip Saindon, 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 the 14th day of December, 1978.

DEWEY W. PEDIGO ★ TENNESSEE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY ★ STATE AT LARGE

NOTARY PUBLIC

My Comm. Exp.
10-12-82

DEC 15 80	CONV	35,955.84			
DEC 15 80 S'TAX			B*	93.60	
DEC 15 80 PR'FEE			B*	.50	
DEC 15 80	W'DEED		B*	6.00	* 100.10