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

BOOK 5376 PAGE 169

ADDRESS/NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Buckley	Charles E. Buckley	Map 48
(NAME)	(NAME)	
527 Stahlman Bldg	527 Stahlman Bldg	Pal 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37201	Nashville Tenn 37201	140-08257
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 29, 1970, of record in Book 4414, page 609, Register's Office for Davidson County, Tennessee, Wayne Baucom and wife, Shirley Ann Baucom, conveyed to Dewey W. Pedigo, 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 Guy McFarland, the lawful owner and holder 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 W. Pedigo, 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 16, November 23, and November 30, 1978, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Dewey W. Pedigo, 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 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 State of Tennessee by virtue of Notice of State Tax Lien of record in Book 5248, page 697, and Book 5269, page 33, Register's Office for Davidson County,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 19,250.00

Subscribed and sworn to before me, this the 18 day of December 1978

Affiant

My commission expires: 10-17-82 (Affix Seal)

Notary Public

Tennessee, on Thursday, December 14, 1978, at 12:00 o'clock noon at the front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Joseph H. Mangum and Charles E. Binkley were the highest and best bidder, the amount of their bid being in the sum of Nineteen Thousand Two Hundred Fifty and No/100 ($19,250.00) Dollars, which amount was paid in cash to Dewey W. Pedigo, Trustee.

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

> Land in the 14th Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin in the center of Old Dry Fork Road, 135 feet northwest of Erickson's corner; thence south 41° 15' east 135 feet passing Erickson's corner; thence south 46° east 99 feet; thence south 25° east 73.9 feet to a point; thence north 44° 45' east 115.5 feet to a point; thence north 10° 45' west 409.9 feet to a point and a large cottonwood; thence south 39° 30' west 322 feet to the beginning, containing 1.51 acres according to survey of C. J. Carney, Surveyor, dated March 5, 1957.
>
> Being the same property conveyed to Wayne Baucom and wife, Shirley Ann Baucom, by deed from Guy McFarland and wife, Mabel Ann McFarland, of record in Book 4414, page 607, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Dewey W. Pedigo, Trustee, by deed from Wayne Baucom and wife, Shirley Ann Baucom, as of record in Book 4414, page 609, said Register's Office.

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 State of Tennessee by virtue of Notice of State Tax Lien of record in Book 5248, page 697, and Book 5269, page 33, 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 Joseph H. Mangum and Charles E. Binkley, their heirs and assigns, forever.

I, Dewey W. Pedigo, 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 the 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, Dewey W. Pedigo, Trustee, has hereunto set his hand this the 14th day of December, 1978.

F 0 5 6 2 4

IDENTIF. REFERENCE

DEC 18 12 58 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Dewey W Pedigo Trustee

DEWEY W. PEDIGO, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Irma A. Pedigo, a Notary Public in and for said County and State, the within named Dewey W. Pedigo, 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.

Irma A. Pedigo

NOTARY PUBLIC

My Comm. Exp.
1-29-77

DEC 18 78	CONV	19,250.00			
DEC 18 78	S'TAX		B*	49.92	
DEC 18 78	PR'FEE		B*	.50	
DEC 18 78	W'DEED		B*	6.00	* 56.42