Buyer + Tax Bills
& ather Mai Sharpe
3485 Laird Drive
Hendersonville Tenn

This instrument prepared by:
H. Philip Sadler, Attorney
Donelson, Tennessee
2623 Lebanon Rd

Map · Parcel
95-8-108

DEED

BOOK 5384 PAGE 14

This deed, made and entered into on this the 27 day of December, 1978, by and between H. Philip Sadler, acting as Trustee as hereinafter stated, party of the first part, and Eather Mai Sharpe, party of the second part, both of the County of Davidson and State of Tennessee;

WITNESSETH:

That whereas Carlos E. Duke and wife, Ann Marie Duke, executed to the said H. Philip Sadler, Trustee upon the land hereinafter described, an installment deed dated the 10th day of October, 1975, and recorded in Book 5062, page 42, Register's Office for Davidson County, Tennessee; and whereas the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Trustee to foreclose the said installment deed, the said Trustee after due advertisement as required by law and under the terms of the installment deed offered said land for sale at the door of the Court House on the 21st day of December, 1978, when and where Eather Mai Sharpe became the last and highest bidder at the price of Twenty-two Thousand Five Hundred Thirty-four and 27/100 Dollars ($22,534.27), which sum represents the unpaid balance and interest due under the mortgage, attorney fee, and advertisement costs.

Now, therefore, the said H. Philip Sadler, acting as Trustee as aforesaid, in consideration of the premises and of the said sum of Twenty-two Thousand Five Hundred Thirty-four and 27/100 Dollars ($22,534.27) to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Eather Mai Sharpe her heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and more particularly described and bounded as follows:

> Being a part of Lot No. 98 on the Map of Bluefields Subdivision of record in Book 843, page 24, Register's Office for said County, and described according to a survey made by L. D. Justice, September 5, 1940, as follows.
>
> Beginning at a point in the south line of said Lot 98 shown on the said plan at the southwest corner of the property conveyed to Georgia Marie Williams by deed of record in Book 1344, page 566, siad Register's Office, being the southeast corner of the tract and being in Neiderhauser's north line; thence south 56° 20' west 615 feet to a post;

thence north 61° 59' west 103.5 feet to a stake at the southwest corner of the property conveyed to E. T. Ragsdale and wife, of record in Book 1511, page 359, said Register's Office; thence with Ragsdale's south line, north 42° 25' east 888 feet to a stake in a 15-foot right-of-way being in the westerly line of the Williams land above mentioned; thence with Williams' west line south 0° 3' west 364.8 feet to the beginning, containing 4.04 acres more or less.

Being the same property conveyed to Carlos E. Duke and wife, Ann Mare Duke, by deed from John Aubrey Sharpe and wife, Eather Mai Sharpe, of record in Book 5062, page 42, said Register's Office.

To have and to hold, said lands and premises, together with all the privileges and appurtenances thereunto belonging, to her the said party of the second part and her heirs and assigns in as full and ample manner as the said Trustee has power to convey the same.

In testimony whereof, the said H. Philip Sadler, acting as Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

F 0 9 0 4 4

IDENTIF. REFERENCE
JAN 11 9 35 AM '79
WILSON CO. REGISTER
DAVIDSON COUNTY, TENN.

H. Philip Sadler
H. PHILIP SADLER, Trustee

| | | | | | |
|---|---|---|---|---|---|
| | JAN 11 79 | CONV | 27,534.27 | | |
| STATE OF TENNESSEE | JAN 11 79 | S'TAX | B* | 58.50 | |
| | JAN 11 79 | PR'FEE | B* | .50 | |
| COUNTY OF DAVIDSON | JAN 11 79 | W'DEED | B* | 4.00 | * 63.00 |

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Philip Sadler, 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 27th day of December, 1978.

Commission expires July 18, 1982

Laurie D. Steelman
NOTARY PUBLIC

D. STEELMAN NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE )
COUNTY OF )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,534.27

Affiant H. Philip Sadler

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 1979

NOTARY PUBLIC E. Barnes Dep. Rg.

MY COMMISSION EXPIRES:

(AFFIX SEAL)