MAP 80-B
PARCEL 42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5384 PAGE 790

The actual consideration or value, whichever is greater, for this transfer is $ 19,801.46.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 1979.

My Commission expires: 5/11/81

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Charles E. Binkley & Joseph H. Mangum (Name)	National Mortgage Company (Name)
359 Haywood Lane (Street Address)	4041 Knight Arnold Road (Street Address)
Nashville, Tennessee 37211 (City) (State) (Zip Code)	Memphis, Tennessee 38118 (City) (State) (Zip Code)

"TRUSTEE DEED"

THIS INDENTURE, made and entered into this 12th day of January, 1979 by and between J. J. Foley, Jr., Trustee, FIRST PARTY, and CHARLES E. BINKLEY and JOSEPH H. MANGUM, SECOND PARTIES.

W I T N E S S E T H:

WHEREAS, By Deed of Trust, dated March 5, 1976 of record in Book 5004, page 407, in the Register's Office for Davidson County, Tennessee, Robert Sanford conveyed to J. J. Foley, Jr., Trustee, the hereinafter described property to secure a note of even date therewith, which note is fully described in said Deed of Trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing and, directed the said FIRST PARTY, to advertise and sell the said property and pursuant to said direction, said FIRST PARTY, did advertise the said property for sale as provided in said Deed of Trust and Note, notice of the time and place of said sale being published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee on December 21st and 28th, 1978 and January 4, 1979; and,

WHEREAS, pursuant to said notices, FIRST PARTY did offer said property for sale at the front door of the Court House for Davidson County, in Nashville, Tennessee, on the 12th day of January, 1979, and Charles E. Binkley and Joseph H. Mangum, being the highest and best bidder therof, became the purchaser of said property at and for the sum of $19,801.46 which said amount includes an unpaid principal balance owing National Mortgage Company in the sum of $12,301.46 which is secured by a deed of trust to Union Planters National Bank, Trustee, and is of record in Book 4453, page 982, and for the remainder the Second Parties have paid to the First Party the sum of $7,500.00 to be credited to the payment of the note secured by the deed of trust of record in Book 5004, page 407, which was foreclosed upon by this sale, advertisement costs and attorneys fees. It is understood that the Second Parties take title to the subject property subject to the Deed of Trust securing National Mortgage Company.

NOW, THEREFORE, in consideration of the premises, FIRST PARTY, has bargained and sold, and by these presents does hereby transfer and convey unto the SECOND PARTIES, THEIR HEIRS AND ASSIGNS, the following described real estate in the State of Tennessee, County of Davidson, described as follows, to-wit:

BEING Lot No 316 on the Plan of Bordeaux Gardens, Section 1, as of record in Book 3300, page 91, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Robert Sanford by deed from Willie P. Whitsey and wife, Ethel M. Whitsey, of record in Book 4453, page 982, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SECOND PARTIES, their heirs and/or assigns, forever; subject to the lien of the deed of trust of record in Book 4453, page 982, said Register's Office; and FIRST PARTY does hereby transfer, assign, and set over unto the SECOND PARTIES, their heirs and/or assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant title as fully as he, as Trustee, is authorized so to do, but not further or otherwise.

IN WITNESS WHEREOF, the FIRST PARTY has executed this instrument on this the day and date first above written.

J. Foley Jr. Trustee
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, J. J. Foley, Jr., 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 the 12th day of January, 1979.

My Commission expires: 5/11/81

Valerie Lee
Notary Public

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
JAN 12 3 35 PM '79
IDENTIFICATION REFERENCE
F.O 9 4 4 6

JAN12 79 CONV 19,801.4
JAN12 79 S'TAX 8* 51.4
JAN12 79 PR'FEE 8* .5C
JAN12 79 W'DEED 8* 4.0C * 55.98