4903 New Owner 59.50- CHECK

BOOK 5398 PAGE 496

FRANK G. PORTER, TRUSTEE
148 Park South Court
Nashville, Tennessee 37210

Mail tax bills:
SAME

Map # 120-9
Parcel # 127 Js

TRUSTEE'S DEED

WHEREAS, on the 12th day of April, 1976, Robert M. Denton and wife, Donna J. Denton, conveyed the property herein described to John Adams, Trustee, in a Deed of Trust of record in Book 5015, pages 228 and 229, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyees joined in said Deed and conveyed a property to John Adams, Trustee, for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said John Adams, Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said John Adams, Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on February 20, 1979 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said John Adams, Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Frank G. Porter, Trustee, in the amount of Twenty Thousand and 00/100 ($20,000.00) Dollars; and,

NOW, THEREFORE, I, John Adams, Trustee in pursuance of the power and authority contained in said Deed, and in consideration of Twenty Thousand and 00/100 ($20,000.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey unto the said Frank G. Porter, Trustee, with full power to sell, transfer, convey, and encumber without the joinder of any beneficiary, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 46 on the Plan of Seven Oaks, Section 3, as of record in Book 2083, page 78, Register's Office of said County.

Said Lot No. 46 fronts 135 feet on the westerly side of McGavock Pike and extends back 315.5 feet on the northerly line and 327.2 feet on the southerly line to the easterly right of way of N. C. & St. L. Railroad, measuring 135 feet thereon.

Being the same property conveyed to Robert M. Denton and wife, Donna J. Denton by deed from Clyde M. Regan and wife, Dora S. Reagan of record in Book 4736, page 262, Register's Office for Davidson County, Tennessee.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Frank G. Porter, Trustee, with full power to sell, transfer, convey, and encumber without the joinder of any beneficiary, his heirs, successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Trustee, transferring to Frank G. Porter, Trustee, with full power to sell, transfer, convey, and encumber without the joinder of any beneficiary, his heirs, successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 23rd day of February, 1979.

JOHN ADAMS, 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 John Adams, 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 23rd day of February, 1979.

NOTARY PUBLIC

My Commission Expires: Dec 15 1979

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $20,000.00.

John Adams
AFFIANT

Subscribed and sworn to before me this 23rd day of February, 1979.

Minnie Hobbs
NOTARY PUBLIC

My Commission Expires: Dec 15, 1979

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

F. I. S. 6.
IDENTIF. REFERENCE
FEB 26 9 38 AM '79
FELIX Z. WILSON
DAVIDSON COUNTY, TENN.
REGISTER

This instrument prepared by:
Herman O. Loewenstein, Attorney
1200 Third National Bank Building
Nashville, Tennessee 37219