Send tax bills to: & New Owner:
Joseph H. Mangum , etal
359 Haywood Lane
Nashville, Tenn. 37211

Prepared by: David W. McMackin
2115 One Commerce Place
Nashville, TN 37239

TRUSTEE'S DEED

MAP 60-4
Par 91

BOOK 5472 PAGE 709

WHEREAS, under a Deed of Trust dated July 24, 1978 and recorded in Book 5316, Page 804, Register's Office, Davidson County, Tennessee, Cecil T. Collins, unmarried conveyed to Harl Rose ~~Richard Dance~~, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 17, 1979 and recorded in Book 5424, Page 85, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above-mentioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 5,12,19 and 26, 1979, stating that on July 27, 1979, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 o'clock noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 4936, Page 6, Register's Office, Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Charles E. Binkley, Joseph H. Mangum, and Dorris Brent for $ 5,900.00, which amount was the highest, best, and last bid.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,733.15

Subscribed and sworn to before me, this the 27th day of July 19 79.

Affiant: Joseph H. Mangum

My commission expires: ~~(Affix Seal)~~

Attest: Notary Public

Deputy Register

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said

Charles E. Binkley, Joseph H. Mangum, and Dorris Brent

(hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being the reserved parcel of Oak Park Commercial Development, Section 5, as of record in Book 4350, page 61, Register's Office for said County, described as follows:

Beginning at a concrete monument on the southerly margin of Oak Valley Drive and the northwest corner of the Pizza Hut property; thence running along the westerly margin of the Pizza Hut property south 6 degrees 15 minutes 0 seconds west 110.74 feet to an iron pin, thence north 87 degrees 29 minutes 0 seconds west 92.71 feet; thence north 2 degrees 30 minutes east 113.50 feet to an iron pin at the southerly margin of Oak Valley Drive; thence along the southerly margin of Oak Valley Drive south 86 degrees 54 minutes east 63.90 feet to an existing monument; thence south 83 degrees 45 minutes east 36.10 feet to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to Cecil T. Collins, by deed from James A. Mason and wife, Norma Jean Mason, of record in Book 4936, page 4, Register's Office for Davidson County, Tennessee.

427147

IDENTIFICATION REFERENCE

JUL 27 3 43 PM '79

REGISTER DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 27th day of July, 19 79.

D. W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute 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, on this the 27th day of July, 19 79.

Notary Public

My Commission Expires: 8/18/82

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5472 PAGE 711

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15731.75- CO	
			40.82 CO TX	
			.50 PRFEE	
			6.00 MORT	
			CHECK	47.32-
9621A07/27/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 2 7 1 4

IDENTIF. REFERENCE

JUL 27 3 43 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 700454