MAP
PARCEL

This instrument was prepared by:

Stinnett & Wilkinson, Attorneys
108 South Main Street
Ashland City, Tennessee 37015

BOOK 5486 PAGE 221

Map 45
par 9.1 TK

TRUSTEE'S DEED

WHEREAS, on December 6, 1977, Robert E. Ethridge and wife, Faye Ethridge executed to Homer J. Tidwell, Jr., Trustee, a deed of trust on the land hereinafter described, and to secure and make certain the payment of a certain note therein described, which deed of trust is recorded in Book 5234, page 482, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, and at the request of the lawful owner and holder of said note, James W. Doughten, Substitute Trustee, advertised said land for sale by three publication notices appearing in the Nashville Record on July 26, August 2, and August 9, 1979, and on Friday, August 17, 1979, at the front door of the Court House in Nashville, Tennessee, offered said land for sale to the highest bidder for cash, as provided in said advertisement, and pursuant to the authority vested in said Substitute Trustee, Ashland City Bank and Trust Company became the purchaser for the sum of Twenty thousand and 00/100 Dollars ($20,000.00), that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Twenty thousand and 00/100 Dollars, which has been paid in cash, the receipt of which is hereby acknowledged, I, James W. Doughten, Substitute Trustee, by virtue of the power vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto the said Ashland City Bank and Trust Company, its heirs and assigns, certain real estate located in the 14th District of Davidson County, Tennessee, to-wit:

> Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, located on the south side of Little Marrowbone Road at the mouth of Nickens branch as it empties into the Little Marrowbone Creek near the Cheatham County line and described according to a copy of a survey by C. J. Carney, Surveyor, May 20, 1963, as follows:
>
> Beginning at a pin in the center of the Little Marrowbone Road; thence with the center line of said Road, South 43° 30' West 100 feet, South 55° West 348 feet to an iron pin; thence leaving said Road, South 40° East 230 feet to an iron pin in the north bank of said Little Marrowbone Creek; thence North 33° 26' East 150 feet; North 30° 20' East 100 feet, North 26° 26' East 226.6 feet to an iron pin; thence leaving said bank of said creek, North 43° 30' West 45.4 feet to the point of beginning.

SEND TAX BILLS TO:

Ashland City Bank and Trust Company
311 North Main Street
Ashland City, Tennessee 37015

This conveyance is subject to 1979 county taxes, and all back taxes.

TO HAVE AND TO HOLD said property to the said grantees, their heirs and assigns, forever.

I covenant, as Substitute Trustee, that I have the right to convey said property, and I convey to the said grantees the benefit of the covenant of seizin and general warranty contained in said deed of trust, which provided that the purchaser should get an absolute title to said land; but I do not warrant the title personally as Substitute Trustee, or for the beneficiary for whom I have acted in the sale of said land.

WITNESS my hand this the 17th day of August, 1979.

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James W. Doughten, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Ashland City, Tennessee, this the 17th day of August, 1979.

Grace Hollins
Notary Public

Commission expires: 7/21/80

STATE OF TENNESSEE
COUNTY OF CHEATHAM

I hereby swear or affirm that the actual consideration for the transfer, or value of the property transferred, whichever is greater, is $ 20 000 00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Janet M. Conley
Affiant

Sworn to and subscribed before me this the 20th day of August, 1979.

Grace Hollins Notary Public

My Comm. Exp.: 7-21-80

F 47591

IDENTIF. REFERENCE

AUG 21 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5486 PAGE 223

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			200[illegible].00-	CO
			52.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	58.50-
5941	A	08/21/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47591

IDENTIF. REFERENCE

AUG 21 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706406