2048 10/30 74.90- CASH

BOOK 5521 PAGE 840

SUCCESSOR
TRUSTEE'S DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map and Parcel Number
Joseph H. Mangum	Joseph H. Mangum	Map No. 121
359 Haywood Lane	359 Haywood Lane	Parcel 49
Nashville, Tennessee 37211	Nashville, TN 37211	

WHEREAS, JERRY E. STEWART and wife, OZA H. STEWART, by Deed of Trust dated August 25, 1979, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 5062, page 188, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the owner of that certain indebtedness described in and secured by the Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title, powers and authority originally conveyed to and vested in the Trustee of said Deed of Trust, said Appointment of Successor Trustee being of record in Book 5503, page 459; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land for sale, pursuant to the terms of said Deed of Trust, to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deed of Trust, at 12:00 o'clock noon, October 29, 1979, when and where Joseph H. Mangum, became the last and highest bidder for cash at the price of Twenty Three Thousand Nine Hundred Seventy ($23,970.00) Dollars;

NOW, THEREFORE, I, J. THOMAS TRENT, JR., in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of Twenty Three Thousand Nine Hundred Seventy ($23,970.00) Dollarsto me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said Joseph H. Mangum, his successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

BEING a portion of Lot No. 4 on the Plan of the Lands of Abraham Waggoner, as of record in Minute Book "I", page 303, County Court of Davidson County, Tennessee, and described according to a survey made by John M. Sullivan dated August 6, 1964, as follows:

BEGINNING at a point in the center of the intersection of Pulley Road and Pleasant Hill Road; thence in a southerly direction along the center line of Pleasant Hill Road 147.6 feet to a point; thence in an easterly direction 163.1 feet to a point; thence north 187.6 feet to a point; thence north 37° 01' west 162.5 feet to a point in the center line of Pulley Road; thence south 17° 44' east 99.3 feet to a point in the center line of Pulley Road; thence continuing along the center line of Pulley Road south 60° 07' east 183.3 feet to the point of beginning.

BEING the same property conveyed to Jerry E. Stewart and wife, Oza H. Stewart, by deed from Roy Curley Pulley and wife, Lillian Annette Thomas Pulley, of record in Book 4670, page 543, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all appurtenances and privileges thereto appertaining to the said Joseph H. Mangum, his successors and assigns, free from the equity of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, J. THOMAS TRENT, JR., Successor Trustee, and not otherwise, warrants the title to the said property to the said Joseph H. Mangum, his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however,

subject to 1979 Metropolitan Nashville and Davidson County real property taxes; 1978 Metropolitan Nashville and Davidson County real property taxes, plus penalty, interest and cost; any rights of the United States arising out of a Federal Tax Lien filed of record June 18, 1979, in Book 5451, page 65, Register's Office for Davidson County, Tennessee; and any and all other prior restrictions, encumbrances, or liens of any nature of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned, J. THOMAS TRENT, JR., in his capacity as Successor Trustee, and not otherwise, has set his signature on this 29th day of October, 1979.

J. Thomas Trent, Jr.

J. THOMAS TRENT, JR., AS SUCCESSOR TRUSTEE, AND NOT OTHERWISE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named J. THOMAS TRENT, JR., Successor Trustee, the bargainor, with whom I am personall acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office in Nashville, Tennessee, this 29th day of October, 1979.

Darlene T. Marsh
Notary Public

My Commission Expires:

10-17-82

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $23,970.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Joseph H. Mangum
AFFIANT

SUBSCRIBED AND SWORN to before me this 30 day of October, 1979.

Darlene T. Marsh
Notary Public

My Commission Expires:

Jan. 29, 1980

F.6 0 3 9 6

IDENTIF. REFERENCE

OCT 30 11 22 AM '79

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5521 PAGE 844

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23970.00- CO
62.40 CO TX
.50 PRFEE
12.00 WDEED
CASH 74.90-
2048A10/30/79 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.6.0396

T
IDENTIF. REFERENCE

OCT 30 11 22 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 722041