THIS INSTRUMENT PREPARED BY:
Haynes & Smith, Attorneys
140 North Main Street
Goodlettsville, TN 37072

Map 47
Par 36 & 69 Is

TRUSTEE'S DEED

BOOK 5599 PAGE 469

This instrument made and entered into on this the 2nd day of May, 1980, by and between Joe M. Haynes, Substitute Trustee, Party of the First Part, and Lawrence Murphy and wife, Patricia June Murphy, Party of the Second Part.

WHEREAS, by a Deed of Trust dated November 12, 1979, of record in the Register's Office for Davidson County, Tennessee, in Book 5530, page 26, Ronald D. Fitts and wife, Brenda Fitts, conveyed to Alan L. Saturn, Trustee, the hereinafter described real estate; and,

WHEREAS, said Deed of Trust authorizes the holder of the indebtedness to remove the Trustee named therein and appoint his successor by an instrument in writing and by instrument dated March 20, 1980, and recorded in said Register's Office in Book 5581, page 301, the said Alan L. Saturn was removed as Trustee and in his place and stead Joe M. Haynes was nominated and appointed Substitute Trustee; and,

WHEREAS, at the request of the holder of the indebtedness, I, Joe M. Haynes, Substitute Trustee, under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by four successive publications namely: April 3, April 10, April 17, and April 24, 1980, in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and provided in said deed and subject to all restrictions of record, all unpaid taxes and any other prior liens of record.

New Owners & TAX bills
Lawrence Murphy et ux
C/o Murphy Plumbing Co.
518 25th Ave. N.
Nashville, TN. 37209

Pursuant to said advertisement, on May 2, 1980, at 12:00 Noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee, I, Joe M. Haynes, as said Substitute Trustee, offered for sale at publicauction to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Lawrence Murphy and wife, Patricia June Murphy, at the price of THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Joe M. Haynes, Substitute Trustee, do hereby sell, transfer, and convey to Lawrence Murphy and wife, Patricia June Murphy, their heirs and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record the following described real estate, to-wit:

> Two tracts of land in Davidson County, Tennessee described according to a survey of Donald R. Carver, Registered Land Surveyor, # 271; dated November 10, 1973, and also described according to Davidson County Assessors maps as Map 47, Parcels 36 and 69, respectively, to-wit:
>
> Tract No. 1. Beginning at an iron pin on the North Margin of Sulpher Creek Road right of way, said point being 434.12 feet, more or less, northwestwardly from the intersection of Sulpher Creek Road and Taz Hyde Road, said point being the southeasterly point of the herein described tract; thence with the northerly margin of Sulpher Creek Road, westerly and northerly 1,306.9 feet, more or less, to an iron pin; thence leaving the road, North 2° 0' East 220.00 feet to an iron pin; thence 71° 30' East 750 feet to an iron pin by a post; thence with an old fence line South 4° 15' West 840.00 feet to an iron pin, being the point of beginning, and containing 7.6 acres, more or less.

Tract No. 2: Beginning at an iron pin on the south margin of Sulpher Creek Road right of way, said point being 434.12 feet, more or less, northwestwardly from the intersection of Sulpher Creek Road and Taz Hyde Road, said point being the northeasterly corner of the herein described tract; thence, with an old fence line, South 4° 15' West 130.00 feet to a point; thence South 73° 45' West 880.00 feet to an iron pin; thence North 2°, 0' East 750.00 feet to an iron pin on the southerly margin of Sulpher Creek Road; thence with the southerly margin of said road, in an easterly then southerly direction 1,595.60 feet to an iron pin, being the point of beginning, and containing 14.6 acres, more or less.

Being the same property conveyed to Ronald D. Fitts and wife, Brenda Fitts, by deed from Lawrence Murphy and wife, Patricia June Murphy, of record in Book 5530, page 22, Register's Office for Davidson County, Tennessee.

I, Joe M. Haynes, Substitute Trustee, convey to Lawrence Murphy and wife, Patricia June Murphy, all the rights conveyed to me as such Trustee in said Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 6 day of May, 1980.

JOE M. HAYNES
SUBSTITUTE TRUSTEE

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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 Joe M. Haynes, Trustee and 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 Goodlettsville, Tennessee, on this the 6th day of May, 1980.

Notary Public

My Commission Expires 12/30/80

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $3000.00

Affiant

Sworn to and subscribed before me this 6th day of May, 1980.

Notary Public

My Commission Expires: 12/30/80

F 88410

IDENTIF. REFERENCE

MAY 7 3 01 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

7747 05/07 20.35- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5599 PAGE 473

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

3000.00- CO
7.80 CO TX
.50 PRFEE
12.00 WDEED
CHECK 20.30-
7747A05/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

= 88410

RECEIVED FOR REFERENCE

MAY 7 3 01 PM '80

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

No. 756490