Address New Owner &
Send Tax Bills:
Andrew W. Regg, Jr., etux
371 Cumberland Hills Dr.
Madison, Tenn. 37115

BOOK 5621 PAGE 570

6129

07/07 45.54 - CHECK

Michael J. Philbin
Successor-Trustee

to

Andrew W. Regg, Jr., et ux,
Wilma M. Regg

(Send tax bills here)

D E E D

Map 96-10, Parcel 48
Field Book 3DZ 58308

WHEREAS, William D. Dabbs et ux, Vickie Y. Dabbs, executed a deed of trust on the 15th day of March, 1974, which was recorded in Book 4800, Page 879, Register's Office for Davidson County, Tennessee, conveying to James A. Green and Edward Seddon, Trustee, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 27th day of May, 1980, and recorded in Book 5609, Page 205, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: July 7, 1980, at 11:00 a.m. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Andrew W. Regg, Jr., et ux, Wilma M.

Regg, being the highest and best bidder at said sale, with a bid of Thirteen Thousand Nine Hundred and No/100 ($13,900.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Thirteen Thousand Nine Hundred and No/100 ($13,900.00) Dollars, paid by Andrew W. Regg, Jr., et ux, Wilma M. Regg, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Andrew W. Regg, Jr., et ux, Wilma M. Regg, their successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 100 on the Plan of Cloverhill Subdivision, Section 2, of record in Book 2133, Page 46, Register's Office, Davidson County, Tennessee, reference to which plat is hereby made for a more particular description.
>
> Being the same property conveyed to William D. Dabbs et ux, Vickie Y. Dabbs, by deed of record in Book 4800, Page 877, Register's Office for said County, subsequently vested in William D. Dabbs by divorce decree of record in Minute Book 119-A, Page 151, Circuit Court Clerk's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Andrew W. Regg, Jr., et ux, Wilma M. Regg, their successors and assigns forever, as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Andrew W. Regg, Jr., et ux, Wilma M. Regg, their successors and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 7th day of July, 1980.

Michael J. Philbin, Trustee

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sherrey A. Essary, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-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 7th day of July, 1980.

Sherrey A. Essary
NOTARY PUBLIC

My Commission Expires: 10-18-81

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,900.00.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 7th day of July, 1980.

Sherrey A. Essary
NOTARY PUBLIC

My Commission Expires: 10-18-81

F.96448

IDENTIF. REFERENCE

JUL 7 3 07 PM '80

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

PUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5621 PAGE 573

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

13500.00- CO
36.14 CO TX
.50 PRFEE
9.00 WDEED
CHECK 45.64-
6129A07/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 6 4 4 8

IDENTIF. REFERENCE

Jul 7 3 07 PM '80

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

No. 766472