This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
Suite 100, 216 Third Avenue, North
Nashville, Tennessee 37201

New Owner: Send Tax Bills to: Map-Parcel No.

Cecil B. Futch et ux — Same — 6DU-75896
784 Caversbrook ct. — 171-7-30
Brentwood, Tn. 37027

TRUSTEE'S DEED

WHEREAS, Charles W. Clark and wife, Jean H. Clark, by deed of trust dated November 21, 1975, of record in Book 4973, page 616, Register's Office for Davidson County, Tennessee, conveyed the property herein described to James R. Holder, Trustee, for the purpose of securing the payment of a note described in said deed; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed said Trustee to institute foreclosure proceedings as provided in said deed of trust; and

WHEREAS, said James R. Holder, Trustee, did advertise in accordance with the provisions of said deed to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on Friday, December 17, 1976, at 12 o'clock Noon; and

WHEREAS, at the time and place as named in said advertisement, said James R. Holder, Trustee, offered the property herein described for sale, to the highest bidder for cash, and the highest and best bid was that of CECIL B. FUTCH and wife, BONNIE J. FUTCH, in the amount of FIFTY SEVEN THOUSAND FIVE HUNDRED SIXTY NINE and 48/100 ($57,569.48) DOLLARS.

NOW, THEREFORE, I, JAMES R. HOLDER, TRUSTEE, in pursuance of the power and authority contained in said deed, and in consideration of the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED SIXTY NINE and 48/100 ($57,569.48) DOLLARS, do by these presents, sell, transfer and convey unto CECIL B. FUTCH and wife, BONNIE J. FUTCH, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 57 on the Plat of Cloverland Acres, Section 2, of record in Plat Book 4460, page 114, Register's Office for Davidson County, Tennessee.

BEGINNING at a concrete monument on the westerly margin of Cloverbrook Court at the common front corner of Lots 57 and 59; thence with the lines between said lots North 72° 29' 34" West 164.42 feet to a concrete monument in the easterly side line of Lot 60; thence with the common line between Lots 57 and 60, North 23° 40' 50" East 193.11 feet to a concrete monument; thence South 88° 03' 36" East 377.32 feet to a concrete monument; thence South 67° 20' 55" East 110 feet to a concrete monument in the common rear corner between Lots 57 and 56; thence with the line between said Lots 57 and 56, South 65° 53' 35" West 334.95 feet to a point in the northeasterly margin of Cloverbrook Court; thence with the margin of the same around a curve to the left, having a radius of 50 feet a distance of 154.33 feet to the point of beginning.

Being the same property conveyed to Charles W. Clark and wife, Jean H. Clark, by deed from William & Lee, Inc., of record in Book 4945, page 655, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto, belonging to the said CECIL B. FUTCH and wife, BONNIE J. FUTCH, their heirs and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Trustee, transferring to said CECIL B. FUTCH and wife, BONNIE J. FUTCH, their heirs and assigns, forever, the benefit of all warranties as made to me in said deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 20th day of December 1976.

James R. Holder

JAMES R. HOLDER, TRUSTEE

BOOK 5639 PAGE 607

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joan Williams, a Notary Public in and for said County and State, the within named JAMES R. HOLDER, 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 20th day of December 1976.

Joan Williams
Notary Public

My commission expires July 27, 1977

G.O. 3.3.6

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IDENTIF. REFERENCE

Aug 20 8 59 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,569.48

Affiant

Subscribed and sworn to before me this 20 day of December 1976.

Joan Williams Notary Public

My commission expires July 27, 1977

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5639 PAGE 608

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
			57569.48-	CO
			149.76	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	159.26-
6800A08/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 3 3 3 6

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IDENTIF. REFERENCE

AUG 20 8 59 AM '80

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

No. 774840