Prepared By: BONE & WOODS
Tenth Floor
United American Bank Building
Nashville, Tennessee 37219

Address New Owner:
Millard V. Oakley
P.O. Box 520
Livingston, Tennessee
38570

Send Tax Statements to:
Millard V. Oakley

Map and Parcel
103-15A-21

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated September 5, 1979, executed by Charles DeArk, II and wife, Ann Hudson DeArk to Wilkins, Adams & Spicer, Attorneys, Trustee, which is recorded in Book 5497, Page 460, Register's Office for Davidson County, Tennessee, and Sam J. McAllester, III was appointed substitute trustee by an instrument of record in Book 5631, Page 553, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, Sam J. McAllester, III, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, Thursday, September 4, 1980, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes that might be a lien against the property, which may be a lien against said property, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Fifty Thousand Dollars ($150,000), by Millard V. Oakley, and said property was knocked off and sold to Millard V. Oakley.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Fifty Thousand Dollars ($150,000) cash in hand paid by Millard V. Oakley, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to his heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the revised plan of Postwood, of record in Book 5200, page 104, Register's Office for said County.

1345 09/10 398.00 BLECK

Said Lot No. 21 fronts 58.00 feet on the northeasterly margin of Postwood Place, an access and public utility easement, and extends back between parallel lines 100.00 feet to a dead line at an "open space".

Being the same property conveyed to Charles DeArk, II and wife, Ann Hudson DeArk, by deed from Millard V. Oakley of record in Book 5497, page 456, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Millard V. Oakley, his heirs and assigns, forever.

And I covenant with the said Millard V. Oakley, that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further convenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Millard V. Oakley, his heirs and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

G 07084

IDENTIF. REFERENCE
SEP 10 11 12 AM '80
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Witness my hand this 4th day of September, 1980.

SAM J. McALLESTER, III,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for the State and County aforesaid, Sam J. McAllester, III, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 4th day of September, 1980.

NOTARY PUBLIC

My Commission Expires: 10-17-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to
before me this 4th day
of September, 1980.

NOTARY PUBLIC

My Commission Expires: 10-17-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5649 PAGE 237

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

150000.00- CO
390.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
1349A09/10/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G07.084

T
IDENTIF. REFERENCE

SEP 10 11 12 AM '80

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

No. 779244