Map 75-9
Par. 263 a2

BOOK 5730 PAGE 687

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

SEND TAX NOTICES TO:

First National Bank
Of Rutherford County
301 South Lowry Street
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:
Heffington, Thomas, & Ash
Attorneys at Law
209 North Spring Street
Murfreesboro, TN 37130
From Information Furnished
By The Parties.

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain deed of trust executed by O. D. CAMPBELL and wife, MARGUERITE U. CAMPBELL, to the undersigned Trustee, embracing real estate hereinafter described, and which deed of trust appears of record in the Register's Office of Davidson County, Tennessee, in Trust Book 5156, page 442, and to which instrument reference is hereby made for all of its terms and provisions; and the entire amount of said indebtedness having been declared to be immediately due and payable and same not being paid; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty-one days by publication duly and regularly made in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is, at 11:00 o'clock a.m. on the 6th day of March, 1981, at the south door of the Courthouse of Nashville, Tennessee, to offer the hereinafter described property for sale to the highest and best bidder for cash, and free from all exemptions and right of redemption, whereupon FIRST NATIONAL BANK OF RUTHERFORD COUNTY became the highest and best and last bidder thereon at the bid and sum of $41,273.37, and it was thereupon declared to be the purchaser of said property at said amount.

NOW THEREFORE, in consideration of the premises and of the sum of FORTY-ONE THOUSAND TWO HUNDRED SEVENTY-THREE AND 37/100 ($41,273.37) DOLLARS, cash in hand paid, which amount has been utilized to satisfy the indebtedness for which said sale was held, and the balance having been paid to those legally entitled thereto, I, the undersigned, JACK G. HEFFINGTON, Trustee, have bargained and sold and do hereby transfer and convey unto FIRST NATIONAL BANK OF RUTHERFORD COUNTY, a corporation organized and existing under the laws of the United States of America, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being described as follows, to-wit:

BEING all of Lots No. ONE (1) and TWO (2) on the plan of H. G. MARTIN SUBDIVISION, as per plat and survey of record in Book 4060, page 121, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of the said two lots.

Lot No. ONE (1) fronts westwardly 202.0 feet on the east side of Old Hickory Blvd. and extends back 161.0 feet on the south line and 164.11 feet on the north line to the west margin of the right of way of the T. C. Railroad, measuring 204.51 feet thereon, according to said plat.

Lot No. TWO (2) fronts westwardly 135.85 feet (or 135.35 feet) on the east side of Old Hickory Blvd. and extends back 164.11 feet on the south line and 175.0 feet on the north line of the westerly margin of the T. C. Railroad, measuring 80.83 feet thereon, according to said plat.

EXCEPTED AND EXCLUDED from this conveyance are those tracts or parcels heretofore conveyed by O. D. Campbell et ux to the State of Tennessee for highway purposes, as well as certain drainage and construction easements and of record in Deeds of record in Book 5091, page 465 and Book 5091, page 468, Register's Office of Davidson County, Tennessee, and to which said instruments reference is hereby made for more complete details of location and description of the parcels so conveyed.

BEING a portion of the same property conveyed to O. D. Campbell and Milton I. Handley, by deed from Howard Gross Martin et ux, of record in Book 4489, page 924, of the Register's Office of Davidson County, Tennessee. The said Milton I. Handley conveyed all of his interest in and to the two Lots hereinabove described to O. D. Campbell by deed of record in Book 4626, page 573, of the Register's Office for Davidson County, Tennessee.

Subject to easements as noted in Deeds of record in Book 5091, pages 465 and 468, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid deed of trust; but I convey as Trustee only, and am not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said debt secured by said deed of trust made subject to any and all unpaid taxes.

WITNESS MY HAND, this the 8th day of April, 1981.

Jack G. Heffington

JACK G. HEFFINGTON -- TRUSTEE

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JACK G. HEFFINGTON, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing (TRUSTEE'S DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this the 8th day of April, 1981.

Beth Edwards

NOTARY PUBLIC

My commission expires: 04-22-84

G 3 6 6 6 5 0

IDENTIF. REFERENCE

APR 9 8 46 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $41,273.37, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jack G. Heffington

AFFIANT

Subscribed and sworn to before me, this the 8th day of April, 1981.

Beth Edwards

NOTARY PUBLIC

My commission expires: 04-22-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5730 PAGE 690

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
			41873.37- CO	
			107.38 CO TX	
			.50 PRFEE	
			9.00 MDELD	
			CHECK	116.88-
			985PA04/09/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 6 5 0

IDENTIF. REFERENCE

APR 9 8 46 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815783