This instrument prepared by
STEPHENSON, LACKEY & WAITE
Suite 702
501 Union Building
Nashville, Tennessee 37219

NAME & ADDRESS NEW OWNERS:
First Federal Savings and
Loan Association of Nashville
Union at Fourth Avenue North
Nashville, Tennessee 37219

SEND TAX STATEMENTS TO:
same

TAX PARCEL NO. 61 22-1
FIELD BOOK NO. 12DZ 08975

BOOK 5744 PAGE 148

TRUSTEE'S DEED

No. 24-19122

WHEREAS, Randall W. Spencer and wife, Joyce R. Spencer, by Deed of Trust recorded in Book 5484, page 62, Register's Office for Davidson County, Tennessee, conveyed to J. G. Lackey, Jr., Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made and First Federal Savings and Loan Association of Nashville, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said Deed of Trust; and,

WHEREAS, I, JAMES G. LACKEY, III, SUCCESSOR TRUSTEE, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Friday, May 8, 1981 at 11:00 A.M. o'clock, said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said Deed of Trust; and,

WHEREAS, at the time and place stated, on said terms, I offered said property for sale at public outcry and sold said property to First Federal Savings and Loan Association of Nashville(hereinafter referred to as "GRANTEE"), for its said bid of Twenty three thousand eight hundred fifty four and 66/100------($23,854.66)----------DOLLARS, being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said Deed of Trust, and in consideration of the sum of twenty three thousand eight hundred fifty four and 66/100 DOLLARS, cash in hand paid, which amount was duly credited on the note referenced herein, the bidder being the owner and holder of said note, I, JAMES G. LACKEY, III, SUCCESSOR TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said Deed of Trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

A tract of land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey by Stephen A. Draper, Surveyor, dated May 4, 1962, as follows:

Beginning in the easterly margin of Ben Allen Road 1589 feet from the S. W. corner of Lot No. 246, in Maplewood Heights, of record in Book 547, page 105, Register's Office for Davidson County, Tennessee, running thence 33 feet to a fence corner, thence north 11 degrees 2 minutes east 378 feet; thence south 57 degrees 50 minutes east 117 feet; thence south 21 degrees West 358 feet to the beginning.

05/12 68.64- CHECK

5295

This is improved property known as 505 Ben Allen Road
Nashville, TN 37216.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1981.

TO HAVE AND HOLD said property with the appurtenances estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. And I do hereby transfer and assign unto said GRANTEE, its successors and assigns, all of the rights and benefits of the covenants and warranties in said Deed of Trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Successor Trustee, and not otherwise.

WITNESS my hand this 8th day of May, 1981.

JAMES G. LACKEY, III, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William T. Bozeman, a Notary Public in and for said State and County, the within named JAMES G. LACKEY, III, 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 12th day of May, 1981.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-17-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 23,854.66.

AFFIANT

Sworn to and subscribed before me this 12th day of May, 1981

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-17-82

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IDENTIF. REFERENCE

MAY 12 12 52 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5744 PAGE 150

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

23654.66- CO
66.14 CO TX
.50 PRFEE
6.00 WDELD
CHECK 68.64-
5295A05/12/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.1.4.7.5

T
IDENTIF. REFERENCE

MAY 12 12 52 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 821603