~~Return~~ to:
THIRD NATIONAL BANK IN NASHVILLE
Legal Department, P. O. Box 2704
Nashville, Tennessee 37219

This instrument prepared by:
James Wm. Hofstetter, Jr.
P. O. Box 2704
Nashville, Tennessee 37219

# TRUSTEE'S DEED

BOOK 5751 PAGE 248

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Third National Bank | same | 144-13-7 |
| (NAME) | (NAME) | |
| 201 Fourth Avenue North | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37244 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT made and entered into this, the 1st day of June, 1981, by and between James Wm. Hofstetter, Jr. and Sam D. Hodges, Successor Trustees, and Third National Bank in Nashville, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, by Deed of Trust executed on the 18th day of January, 1977, of record in Book 5107, Page 972, of the Register's Office for Davidson County, Tennessee, Robert G. Graham and wife, Katherine Macey Graham, conveyed certain real property to James L. Roberts, Trustee, for the prupose of securing the indebtedness described therein; and

WHEREAS, on the 21st day of August, 1978, the above-referenced Deed of Trust was modified and the said Robert G. Graham and wife, Katherine Macey Graham, did execute and deliver to James L. Roberts, Trustee, a modification agreement securing certain additional indebtedness described therein, which modification agreement was recorded on the 22nd day of August, 1978, in the Register's Office of Davidson County, Tennessee, in Book 5328, Page 320; and

WHEREAS, the original Trustee has declined to serve, the owner and holder of said note as provided in said Deed of Trust and by instrument of record of Book 5737, Page 397, Register's Office of Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust and modification agreement was not paid, as agreed, but default was made, and thereupon, at the request of Third Nationl Bank in Nashville, the holder of said indebtedness, the Successor Trustees did commence foreclosure of said property pursuant to the provisions of said Deed of Trust; and

WHEREAS, on Friday, the 29th day of May, 1981, at 12:00 o'clock Noon at the South front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, said Successor Trustees

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offered said real estate for sale subject to all unpaid taxes, if any, which may be of record; restrictive covenants, easements and prior mortgages of record; and in lieu of the equity of redemption as provided in said Deed of Trust, and being cried for a reasonable time, the highest and best bid received was the sum of Two Hundred Thousand Dollars ($200,000.00) from the said Grantee, and said sum was in hand paid and then applied as by said Deed of Trust directed.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

That for and in consideration of the said Grantee having paid the Successor Trustees the sum of Two Hundred Thousand Dollars ($200,000.00), the receipt of which is hereby acknowledged, the Successor Trustees have this day bargained and sold and do hereby sell, transfer and convey unto the said Grantee, its heirs, successors and assigns, forever, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Chickering Estates, Section 1, of record in Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.
>
> Lot No. 31 fronts 308.8 feet on the westerly side of Chickering and runs back 532.1 feet on the northerly line and 539.5 feet on the southerly line to a dead line in the rear measuring 199 feet.
>
> This property was conveyed to Robert G. Graham, Jr. and wife, Katherine Macey Graham by deed from Sarah Robinson Sharpe, by deed in Book 3918, page 453, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate and any improvements thereon unto the said Grantee, its heirs, successors and assigns, in fee simple, forever, and in bar of all rights of equity and redemption.

And said Successor Trustees do hereby transfer, assign and set over unto the said Grantee all of its covenants and warranties in the aforesaid Deed of Trust, and do hereby transfer, sell and convey unto said Grantee every right, title and interest which they as Successor Trustees, hold by virtue of said Deed of Trust.

WITNESS the signatures of the Successor Trustees on this the 1st day of June, 1981.

James W. Hofstetter

JAMES WM. HOFSTETTER, JR.
Successor Trustee

Sam D. Hodges

SAM D. HODGES
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration of value, whichever is greater, for this transfer is $190,000.00.

Sam D. Hodges
Affiant

Subscribed and sworn to before me, this 1st day of June, 1981.

Notary Public

My commission expires:
Feb 13, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Wm. Hofstetter, Jr. and Sam D. Hodges, Successor Trustees, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS my hand and affixed seal in Nashville, Davidson County, Tennessee, this 1st day of June, 1981.

Notary Public

My commission expires:
Feb 13, 1982

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IDENTIF. REFERENCE

Jun 1 9 27 AM '81

FELIX Z. WILSUN II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5751 PAGE 251

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 190000.00- CO | |
| | | | 494.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 503.50= |
| | | | 8504AU6/01/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.4 0.5 4

IDENTIF. REFERENCE

JUN 1 9 27 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 824692