TRUSTEE'S DEED

BOOK 5813 PAGE 771

MICHAEL J. PHILBIN
Successor-Trustee

to

MOLTON, ALLEN & WILLIAMS, INC.
2008 3rd Avenue North
P.O. Box 10025
Birmingham, Alabama 35202
(Send Tax Bills Here)

MAP #32-3
PARCEL#30
FIELD BOOK #20W12400

WHEREAS, Roy E. Johnson and wife, Carrie L. Johnson executed a deed of trust on the 12th day of November, 1980 which was recorded in Book 5679 Page 650 Register's Office for Davidson County, Tennessee, conveying to Carol A. Conatser, Trustee, the hereinafter described property to secure payment to Molton, Allen & Williams, Inc. of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 30th day of September, 1981 and recorded in Book 5804 Page 997 Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: October 26, 1981 at 1:00 p.m. at the front door of the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Molton, Allen & Williams, Inc., being the highest and best bidder at said sale, with a bid of Twenty-Six Thousand Two Hundred Fourteen and 96/100 ($26,214.96) Dollars, subject to any and all unpaid taxes which exist as a lien against

said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consid e ration of the sum of Twenty-Six Thousand Two Hundred Fourteen and 96/100 ($26,214.96) Dollars, paid by Molton, Allen & Williams, Inc., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Molton, Allen & Williams, Inc., its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> BEING Lot No. 65 on the Plan of Sharpe and Horn's Addition to Northeast Nashville, as of record in Book 161 Page 43, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Roy E. Johnson and wife, Carrie L. Johnson by Deed of record in Book 5679 page 647, R.O.D.C.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Molton, Allen & Williams, Inc., its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee the Grantor herein, does hereby convey, transfer and assign to Molton, Allen & Williams, Inc., its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee has hereunto set his hand this 26th day of October, 1981.

Michael J. Philbin, Successor-Trustee

MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, 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 26th day of October, 1981.

Linda S. Grisdale
NOTARY PUBLIC

LINDA S. GRISDALE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

7-21-85

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
300 James Robertson Parkway
Nashville, Tennessee 37201

File

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $26,214.96.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this

26th day of October, 1981.

Linda S. Grisdale
NOTARY PUBLIC

My Commission Expires: 7-21-85

G 6 6 3 4 6

IDENTIF. REFERENCE

OCT 30 2 54 PM '81

FEE $ ____ CON. TAX REGISTER
DAVIDSON COUNTY, TENN.

10/30 77.62 - CHECK

5813

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

26214.96- CO
68.12 CO TX
.50 PRFEE.
9.00 WDEED
CHECK 77.62-
5846A10/30/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 6 3 4 6

IDENTIF. REFERENCE

OCT 30 2 54 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 851048