OWNER &
SEND TAX BILLS TO:
Springfield Production Credit Assoc
PO Box 818
Springfield, Tenn 37172

Map 119-15 - 113.00

This Instrument was Prepared
CHARLES H. BEATY
Attorney-At-Law
Public Square
GALLATIN, TENNESSEE

TRUSTEE'S DEED

BOOK 5981 PAGE 814

THIS INSTRUMENT made and entered into on this the 23rd day of December, 1982, by and between CHARLES H. BEATY, TRUSTEE, appointed Substitute Trustee by instrument of record in D.T. Book 5967, Page 528, in the Register's Office of Davidson County, Tennessee, Party of the First Part, and Springfield Production Credit Association, Springfield, Tennessee, Party of the Second Part.

WITNESSETH

WHEREAS, by deed of trust dated September 15, 1980, and of record in D.T. Book 5654, Page 624, in the Register's Office of Davidson County, Tennessee, WILLIAM MAX NICHOLS, a single person, conveyed to GARY HAYNES, TRUSTEE, the hereinafter described real estate to secure to SPRINGFIELD PRODUCTION CREDIT ASSOCIATION, Springfield, Tennessee, the payment of two (2) notes in the total principal sum of SIXTY THOUSAND AND NO/100 ($60,000.00) DOLLARS, and

WHEREAS, default was made in the payment of said notes and the holder thereof having directed the Party of the First Part to sell said property, as provided by said deed of trust, the Party of the First Part did, by publication in the Nashville Record, advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the Party of the First Part offered said property for sale at the front door of the Davidson County Courthouse, Nashville, Tennessee, after receiving competitive bids, sold said property to Springfield Production Credit Association, at a price of Six thousand eight Hundred + no/100 ($6,800.00), this being the highest, last and best bid.

NOW THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of Six thousand eight hundred + no/100 ($6,800.00), cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold and does hereby sell, transfer and convey unto the Party of the Second Part, its/their successors/heirs and assigns, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 38 of the Plan of Southlake, Section IV, of record in Book 3300, Page 85, Register's Office for said County.

SAID Lot No. 38 fronts 152.9 feet on the easterly side of Mavert Drive and runs back 158.6 feet on the northerly line and 220.32 feet on the southerly line, to a dead line in the rear, measuring 62.2 feet thereon. There are no improvements on this property.

BEING the property conveyed to William Max Nichols and wife, Patricia Dean Nichols by deed from Elrod Construction Company, of record in Book 3573, Page 97, Register's Office of Davidson County, Tennessee. In deed dated 10/14/75, William Max Nichols and Patricia Dean Nichols conveyed said property to Robert F. Spann, Trustee, for the express purpose of making a re-conveyance to create an estate in fee simple, in which Robert F. Spann, Trustee, conveyed said property to William Max Nichols, of record in Deed Book 4968, Page 767, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon, unto the Party of the Second Part, its/their successors/heirs and assigns, in fee simple, forever, and in bar of all right or equity of redemption.

THIS CONVEYANCE is made subject to all unpaid taxes, and to any encumbrances and liens of record, including but not limited to, Deed of Trust payable to Fidelity Federal Savings & Loan Association, of record in D.T. Book 3555, Page 573, said Register's Office; Deed of Trust payable to Commerce Union Bank, of record in D.T. Book 4572, Page 859, said Register's Office; and Deed of Trust payable to Commerce Union Bank, of record in D.T. Book 4968, Page 770, said Register's Office, and all liens of record.

AND PARTY OF THE FIRST PART, as TRUSTEE, does hereby transfer,

assign, and set over unto the PARTY OF THE SECOND PART, all of the covenants and warranties contained in the aforesaid deed of trust, shown on page one (1) herein, and does hereby warrant the title as fully as he is authorized to do as TRUSTEE, but no further or otherwise.

WITNESS my hand this the 23rd day of December, 1982.

Charles H. Beaty, Trustee
CHARLES H. BEATY, TRUSTEE

BOOK 5981 PAGE 816

STATE OF TENNESSEE .
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, CHARLES H. BEATY, as TRUSTEE, appointed Substitute Trustee by instrument of record in D.T. Book 5967, Page 528, in the Register's Office of Davidson County, Tennessee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1982.

Notary L. Payne
NOTARY PUBLIC

My Commission Expires: 2/26/84.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $24,400.00.

Charles H. Beaty, Agent
AFFIANT

SUBSCRIBED and sworn to before me this the 23rd day of December, 1982.

Notary L. Payne
NOTARY PUBLIC

My Commission Expires: 2/26/84.

IDENTIF. REFERENCE
H 22834
DEC 23 10 12 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH