THIS INSTRUMENT PREPARED BY:

Robert L. Callis
Attorney at Law
226 Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

First Southern Bank
P. O. Box 130
Mt. Juliet, TN 37122

map 76-5
par 95 LM

TRUSTEE'S DEED

WHEREAS, under date of November 20, 1981, GINGER F. PEARSON executed a certain Deed of Trust to ROBERT L. CALLIS, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 5828, Page 355, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Trustee, has been requested by FIRST SOUTHERN BANK, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of June 7, 1984, June 14, 1984, and June 21, 1984, of said newspaper, such sale having been advertised for Friday, June 29, 1984 commencing at 10:00 a.m. at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by First Southern Bank, to-wit: A bid of Ten Thousand Seven Hundred ($10,700.00) Dollars over

1897 07/09 126.50- CHECK
I 3 4 8 0 5
IDENTIF. REFERENCE
JUL 9 2 08 PM '84
FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN

and above the existing first mortgage indebtedness owing on the premises, which bid was then and there accepted by the undersigned as Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Robert L. Callis, as Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto First Southern Bank, the property advertised and sold as herein above recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County.
>
> Said Lot No. 97 fronts 146.44 on the easterly margin of Hidden Hill Drive and extends back 150.0 feet on the northerly line and 78.41 feet on the southerly line to a dead line in the rear, measuring 142.67 feet thereon.
>
> Being the same property conveyed to Ginger Pearson by deed recorded in Book 5548, Page 972, Register's Office of Davidson County, Tennessee.
>
> The street address for this property is 652 Hidden Hill Drive, Hermitage, Tennessee 37076.

The undersigned Trustee believes the title hereby conveyed to be good, subject to the outstanding first mortgage recorded prior to the aforesaid Deed of Trust, and all other prior recorded easements, mortgages, and liens, but warrants same only against the lawful claims of all persons claiming by, through, or under a conveyance from the undersigned as Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This instrument executed on this the 29 day of June, 1984.

ROBERT L. CALLIS
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Robert L. Callis, Trustee, with whom I am personally acquainted, and who acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29th day of June, 1984.

Denise Carver
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7-26-87

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

AFFIANT

Subscribed and sworn to before me on this the 29th day of June, 1984.

Denise Carver
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 7-26-87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6333 PAGE 881

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 126.50-
1897A07/09/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 4 8 0 5

IDENTIF. REFERENCE

JUL 9 2 08 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0051009