TRUSTEE'S DEED

Robert E. Kolarich, Successor-Trustee

to

Archie Morrison and wife, Margaret Morrison

Map #162-7
Parcel #112
Field Book #5DM 55525

SEND TAX BILLS HERE
Margaret Morrison
P.O. Box 2565
Savannah, Ga. 31402

WHEREAS, Michael A. Kudla executed a deed of trust on the 30th day of June, 1982, which was recorded in Book 5905, Page 862, Register's Office for Davidson County, Tennessee, conveying to Robert E. Kolarich, Trustee, the hereinafter described property to secure payment to Archie Morrison and wife, Margaret Morrison, of a promissory note fully described in said deed of trust; 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 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: March 11, 1985 at 10:00 a.m. at the Courthouse 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; also, subject to any statutory right of redemption in the event that the waiver in said deed of trust of the statutory right of redemption inferred upon the mortgagor pursuant to Tennessee Code Annotated §66-8-101 was deemed ineffective; and the Grantee herein, Margaret

04/03 36.00 CHECK

4922

Morrison, being the highest and best bidder at said sale, with a bid of Six Thousand Five Hundred Eighty-One and 31/100 Dollars ($6,581.31), 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 consideration of the sum of Six Thousand Five Hundred Eighty-One and 31/100 Dollars ($6,581.31), paid by Margaret Morrison, the receipt of which is hereby acknowledged, I, Robert E. Kolarich, Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Margaret Morrison, her heirs and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Bess Estates, Section II, of record in Book 4675, page 5, Register's Office for said County.
>
> Said Lot No. 61 fronts 75.33 feet on the easterly margin of Robert Yoest Drive and extends back 133.17 feet on the southerly line and 136.04 feet on the northerly line to a dead line in the rear, measuring 75.39 feet thereon.
>
> Being the same property conveyed to Michael A. Kudla, Archie H. Morrison and wife, Margaret J. Morrison by an instrument dated the 30th day of June, 1982, and of record in Book 5905, Page 856, said Register's Office.
>
> This is improved property also known as 116 Robert Yoest Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Margaret Morrison, her heirs and assigns forever as fully and completely as the trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as trustee; and said trustee, the Grantor herein, does hereby transfer and assign to Margaret Morrison, her heirs 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 and any applicable statutory redemption pursuant to T.C.A. §66-8-101.

It is expressly understood and agreed that this conveyance is made subject to the assumption with an agreement to pay two prior indebtednesses of record in Book 5725, page 627, Register's Office of Davidson County, Tennessee, and Book 5067, page 798, Register's Office of Davidson County, Tennessee, the indebtedness secured by said deeds of trust being expressly assumed and agreed to pay by Michael A. Kudla by an instrument dated the 30th day of June, 1982, and of record in Book 5905, page 863, R.O.D.C.

IN WITNESS WHEREOF, the said Robert E. Kolarich, Trustee, has hereunto set his hand this 26th day of March, 1985.

Robert E. Kolarich
Robert E. Kolarich,
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Kolarich, 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 March, 1985.

Lucille M. Baker
NOTARY PUBLIC

My Commission Expires: 7-27-86

THIS INSTRUMENT PREPARED BY:
Robert E. Kolarich
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,581.31.

Robert E. Kolarich
AFFIANT

Sworn to and subscribed before me this 26th day of March, 1985.

Lucille M. Baker
NOTARY PUBLIC

My Commission Expires: 7-27-86

FELIX Z. WILSON, R.M. REGISTER
DAVIDSON COUNTY, TN
APR 3 3 49 PM '85
IDENTIF. REFERENCE
I 9 4 1 5 0
RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6526 PAGE 349

RECEIVED OF _____

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

6581.31- CAMT.
17.16 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 26.66-
4988A04/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 94 1:50

IDENTIF. REFERENCE

APR 3 3 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121950