This instrument prepared by:
Scott Gant, LE ROY & BENNETT, P.C.
P. O. Box 2707
NASHVILLE, TENN. 37219

# TRUSTEE'S DEED

BOOK 6564 PAGE 277

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NOS. |
|---|---|---|
| W. C. GIFFORD | SAME | 28-94 |
| P.O. Box 216 | | 14D46056 |
| Whites Creek, TN 37187 | | |

WHEREAS, by Installment Deed of record in Book 5765, Page 868, Register's Office for Davidson County, Tennessee, Aubron Anderson and wife, Margaret Anderson, did convey in trust to Hunter Short, Trustee, the hereinafter described real estate to secure an Installment Deed Note in a principal amount of Eight Thousand Five hundred Dollars ($8,500.00) with the power of sale vested in said Trustee in the event of default in the payment of said Installment Deed note; and,

WHEREAS, by Appointment of a Substitute Trustee of record in Book 6536, Page 897, H. Michael Bennett was appointed Substitute Trustee; and,

WHEREAS, said Installment Deed Note provided that in the event of default on the payment of any indebtedness when due, the entire debt shall, at the option of the holder and owner thereof, become due and payable; and,

WHEREAS, default has been made in the payment of the indebtedness now due and the holder and owner of the Installment Deed secured by the said Installment Deed Note has declared the entire balance due and payable and has instructed the Substitute Trustee to foreclose said Installment Deed and to sell said property as provided in said Installment Deed and said H. Michael Bennett as Substitute Trustee did advertise said property for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on the 20th day of May, 1985 at 10:00 a.m., by giving twenty (20) days' notice by publication of said sale three (3) times in the Nashville Record on April 25, May 2 and May 9, 1985, and pursuant to said notices, the said H. Michael Bennett,

Substitute Trustee, offered said property for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on May 20, 1985, at 10:00 a.m., and after receiving competitive bids sold said property to W. C. Gifford at the price of Five Thousand Dollars ($5,000.00). This being the highest, last, and best bid.

Therefore, in consideration of the premises and in consideration of the sum of Five Thousand Dollars ($5,000.00), the receipt of which is hereby acknowledged, the same H. Michael Bennett, Substitute Trustee, pursuant to the powers granted him in said Appointment of a Substitute Trustee has bargained, sold, and does hereby sell, transfer, and convey to W. C. Gifford, his heirs and assigns, free from the equities and exemptions of every kind except the statutory right of redemption, all of which are expressly waived by said Installment Deed, the following described property located in Davidson County, Tennessee, to-wit:

> Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 9 of the Edward W. Thompson property described according to a survey by Southeastern Engineering Company under date of October 15, 1967, as revised April 18, 1968, as follows:
>
> Beginning at a point in the northerly margin of Ridge Hill Drive, said point being 324.04 feet west of the southwest corner of the M.E. Spruill property of record in Book 3761, page 337, R.O.D.C.; thence north 14° 42' east a distance of 685.36 feet to a point in the south margin of the Martin property; thence north 69° 10' west 210.0 feet to a point; thence south 22° 36' west a distance of 484.66 feet to a point in the north margin of Ridge Hill Drive; thence southeasterly with the north margin of Ridge Hill Drive 363.62 feet to the point of beginning and containing 3.24 acres, more or less.
>
> Being the same property conveyed to Aubron Anderson and wife, Margaret Anderson, by deed from William C. Gifford and wife, Sue Gifford, of record in Book 5765, page 868, Register's Office for said County.
>
> INCLUDED in the conveyance is a 1971 12' x 60' Hillcrest Mobile Home which is now a part of the real property. It is understood that said mobile home is taken as is, and no warranties are made by Grantors.

This is improved property known as Ridge Hill Drive, Joelton, Tennessee.

TO HAVE AND TO HOLD said property with appurtenances, estate, title, and interest belonging to W. C. Gifford, his heirs and assigns forever. The said H. Michael Bennett as Substitute Trustee does hereby transfer, assign and setover to W. C. Gifford, his heirs and assigns, all of the covenants and warranties contained in the aforesaid Installment Deed and does hereby warrant the title to said property as fully as he is authorized to do as Substitute Trustee but no further or otherwise. This conveyance is made subject to all unpaid taxes which may be a lien against the property and to all other liens, encumbrances, and all matters of record.

IN WITNESS WHEREOF, the undersigned H. Michael Bennett, Substitute Trustee, hereby executes this Trustee's Deed as of the 22 day of May, 1985.

H. Michael Bennett
Substitute Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 22 day of May, 1985, before me personally appeared H. Michael Bennett, to me known, or proved to me on the basis of satisfacotry evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

Commission Expires:
7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Sworn to and subscribed before me this 22 day of May, 1985.

Notary Public

Commission Expires:

7-18-87

J07246

IDENTIF. REFERENCE

MAY 23 4 09 PM '85

DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6564 PAGE 281

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

5000.00- CAMT.
13.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 25.50-
1937A05/23/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J 0 7 2 4 6

IDENTIF. REFERENCE

MAY 23 4 08 PM '85

REGISTER
DAVIDSON COUNTY, TN

**No. 137642**