BOOK 7092 PAGE 720

NAME OF MORTGAGEE:

NONE

NAME OF NEW OWNER:

THE FARMERS BANK

1203 Memorial Blvd.

Springfield, Tennessee 37172

MAP 15, PARCEL 25

This Instrument Prepared By:
CHARLES H. BEATY
P. O. Box 8118
Gallatin, Tennessee 37066

Mail

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 29th day of December, 1986, by and between CHARLES H. BEATY, Trustee, PARTY OF THE FIRST PART, and THE FARMERS BANK, Springfield, Tennessee

PARTY OF THE SECOND PART.

JAN 2 9 37 AM '87 REGISTER'S OFFICE DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 79220

WITNESSETH:

WHEREAS, by deed of trust dated August 26, 1986, and of record in D. T. Book 6964, Page 521, in the Register's Office of Davidson County, Tennessee, MARTY E. PARKER and wife, DENISE E. PARKER, conveyed to CHARLES H. BEATY, TRUSTEE, the hereinafter described real estate to secure to THE FARMERS BANK, Springfield, Tennessee, the payment of one note in the principal amount of FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00), and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by said deed of trust, and the PARTY OF THE FIRST PARTY 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 THE FARMERS BANK, Springfield, Tennessee,

at a price of FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100

DOLLARS ----------($ 47,500.00),
this being the highest, last, and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ----------($ 47,500.00), 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 as shown on Map 15, Parcel 25, in the Tax Assessor's Office for Davidson County, Tennessee, to-wit:

Described according to a survey by Richard B. Omohundro, dated 11/17/73 as follows:

BEGINNING at a point in the southeasterly line of Morgan Road, at the southeast corner of property conveyed to Cecil Hughes and wife, by deed found of record in Book 4007, Page 179; thence along Hughes' easterly line North 2 deg. 53 min. East 396.9 feet, more or less, to a point in the property of the State of Tennessee; thence with the same North 39 deg. 11 min. East 201.8 feet to a point; thence South 8 deg. 19 min. East 586.2 feet more or less, to a point in the center line of Morgan Road; thence with the same, North 83 deg. 19 min. West 233.7 feet, to the point of beginning, containing 2 acres, more or less.

Being the property conveyed to Marty E. Parker and wife, Denise E. Parker by deed from Aubrey G. Strange and wife, Peggy L. Strange, of record in Book 6964, Page 519, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described 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, in bar of all rights and equities of redemption, dower, marital share and all other rights or exemptions of every kind, all of which were expressly waived in the Deed of Trust. However, this sale is subject to a possible statutory right of redemption which may or may not have been waived in the Deed of Trust.

THIS CONVEYANCE is made subject to all unpaid taxes, and to any prior liens, if any.

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, 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 29th day of January, 1986.

CHARLES H. BEATY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Sumner

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, 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 Gallatin, Tennessee, this the 29th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 1/17/88.

STATE OF TENNESSEE
COUNTY OF Sumner

I HEREBY SWEAR or affirm that the actual consideration for this transfer or value of the property transferred, whichever is great, is $47,500.00.

AFFIANT

SUBSCRIBED and sworn to before me this the 29th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 1/17/88.

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 723

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

4750[illegible].00- CAMT.
132.00 CSTAX
.50 PRFE
9.00 MOS
CHECK 142.50-
4097[illegible]/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 2 2 0

IDENTIFICATION REFERENCE

JAN 29 9 38 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29755