This instrument prepared by:
[illegible] ROY & BENNETT, P.C.
P.O. Box 3207
NASHVILLE, TENN. 37219

TRUSTEE'S DEED

BOOK 7168 PAGE 238

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
W. C. GIFFORD	SAME	Robertson
P.O. Box 216		141-11
Whites Creek, TN 37187		Davidson
		10D16325

WHEREAS, by Installment Deed of record in Book 5638, Page 101, Register's Office for Davidson County, Tennessee, William E. Milam and wife, Della Milam did convey in trust to Hunter Short, Trustee, the hereinafter described real estate to secure an Installment Deed Note in a principal amount of FORTY ONE THOUSAND DOLLARS ($41,000.00) 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 7012, Page 625, 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 14th day of November, 1986 at 12:00 noon by giving twenty (20) days' notice by publication of said sale three (3) times in the Nashville Record on October 23, October 30 and November 6, 1986 and in the Robertson County Times

on October 23, October 30 and November 6, 1986, 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 November 14, 1986 at 12:00 noon, and after receiving competitive bids sold said property to W. C. Gifford at the price of THIRTY FIVE THOUSAND DOLLARS ($35,000.00), this being the highest, last, and best bid.

Therefore, in consideration of the premises and in consideration of the sum of THIRTY FIVE THOUSAND DOLLARS ($35,000.00), 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 and Robertson Counties, Tennessee, to-wit:

TRACT NO. ONE:
Land in the 12th Civil District of Robertson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Lic. No. 271, dated November 5, 1979, as follows:

Beginning at an iron pin on the westerly margin of Greer Road; thence along said margin South 62° West 105.0 feet to a post; thence South 40° West 93.0 feet to an iron pin at a post. thence North 62° 00' West 198.5 feet to an iron pin; thence North 30° 00' West 482.0 feet to an iron pin; thence North 40° 45' West 405.0 feet, more or less, to an iron pin at a set rock; thence North 87° 00' East 247.5 feet to a point; thence South 56° 00' East 301.0 feet to a point; thence South 51° 00' East 247.5 feet to a point; thence South 17° 00' West 301.0 feet to a corner post; thence South 67° 00' East 247.5 feet to an iron pin on the westerly margin of Greer Road, the point of beginning, containing 5.50 acres, more or less.

Being a portion of the same property conveyed to William E. Milam and Della Milam by deed from W. C. Gifford and wife, Sue Gifford of record in Book 5638, page 101, Register's Office for Robertson County, Tennessee.

TRACT NO. TWO:
Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Lic. No. 271, dated November 5, 1979, as follows:

Beginning at an iron pin on the easterly margin of Greer Road; thence along said margin North 1° 00' West 80.0 feet to a point; thence North 25° 00' East 91.0 feet to a point; thence North 58° 00' East 107.0 feet to an iron pin; thence South 10° 00' West 230.0 feet to an iron pin; thence North 85° 14' West 88.16 feet to an iron pin on the easterly margin of Greer Road, the point of beginning, containing 0.41 acre, more or less.

Being a portion of the same property conveyed to William E. Milam and Della Milam by deed from W. C. Gifford and wife, Sue Gifford of record in Book 5638, page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as 461 Greer Road, Ridgetop, 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 14 day of November, 1986.

H. Michael Bennett
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14 day of November, 1986, 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 $35,000.00.

Affiant

Sworn to and subscribed before me this 14 day of November, 1986.

Notary Public

Commission Expires:

7-18-87

039336

IDENTIFICATION REFERENCE

MAR 13 3 53 PM '87

PEGGY J. WILSON REGISTER
DAVIDSON COUNTY TN

RUSH

STATE OF TENNESSEE, DAVIDSON COUNTY
The foregoing instrument and certificate were noted in Note Book 33 Page 35 At 10:31 O'clock A M Mar 12 19 87
and recorded in Deed Book 7168 Page 178 State Tax Paid $98.00 Fee .50 Recording Fee 16.00 Total $ 114.50
Now My Record 5269
Receipt No. Register Dorothy B. Ward