Gary Nelson
Loan No. 370313

Name and address of new owner:

Lebanon Bank
420 Mt. Juliet Rd.
Mt. Juliet, TN 37122

Send tax bills to:

Same

Prepared by:

D.W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue North
Nashville, TN 37219

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 10, 1983, and recorded in Book 6005, page 991, Register's Office, Davidson County, Tennessee, Stephen R. Joselyn and wife, Phyllis E. Joselyn, and Ruffner Simmons and wife, Elsie G. Simmons, and Gary Nelson, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 26, 1987, and recorded in Book 7391, page 14, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness, and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 12, 19 and 26, 1987, stating that on December 4, 1987, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, homestead, dower, and all other exemptions which are expressely waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Lebanon Bank, for $67,299.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Lebanon Bank, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Edge View Estates, of record in Book 5800, page 83, Register's Office for said County.

SAID Lot No. 3 fronts 55.0 feet on the southwesterly margin of the cul-de-sac at the terminus of Wildwood Drive and extends back 151.07 feet on the northwesterly line and 79.36 feet on the easterly line to a broken line in the rear, measuring 204.94 feet thereon.

Being the same property conveyed to Gary Nelson by quitclaim deed from Stephen R. Joselyn and Ruffner Simmons, of record in Book 6005, page 989, Register's Office, Davidson County, Tennessee, and by quitclaim deed from Ruffner Simmons and wife, Elsie G. Simmons, of record in Book 6227, page 752, and by quitclaim deed from Stephen R. Joselyn, of record in Book 7030, page 819, said Register's Office.

This is improved property located at 3113-3115 Wildwood Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever, but subject to said real estate taxes.

WITNESS my hand on this 4th day of December, 1987.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute 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, on this the 4th day of December, 1987.

Joan Catherine Lillard
Notary Public

NOTARY PUBLIC AT LARGE

My commission expires:

11/10/91

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $67,299.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 1987.

Notary Public

My commission expires:

11/10/91

JOAN CATHERINE LILLARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

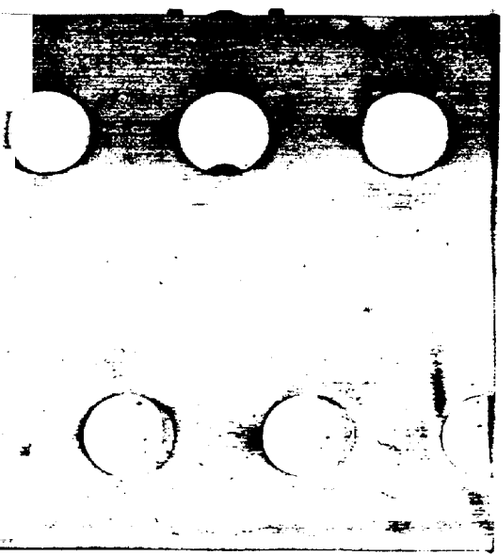
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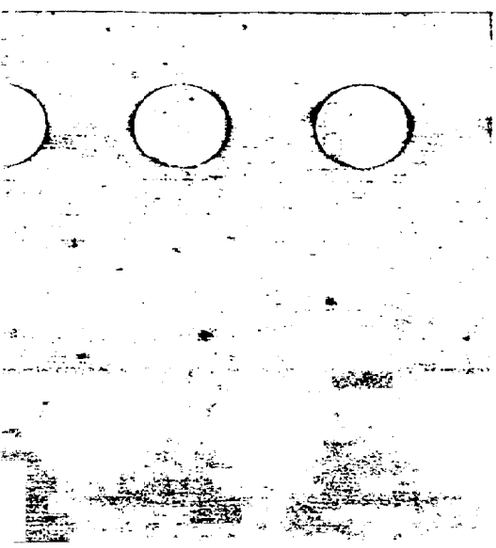
IDENTIFICATION REFERENCE

Dec 17 9 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0643 12/17 0101 CHECK 197.94





## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7428 PAGE 108

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 67299.00 |
| | | | | CON TX 188.44 |
| | | | | PRFEE 0.50 |
| | | | | MDEED 9.00 |
| | | | | TOTAL 197.94 |
| | | | | CHECK 197.94 |
| 12/17/87 | 01 | | 09:35 0001 | 0643 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 1:8: 4

IDENTIFI REFERENCE

DEC 17 9 33 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**No.** 45830