SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
FARMERS & MERCHANTS BANK
118 Public Square
Gallatin, TN 37066
Map & Parcel 83-1-365
Field Book 27W-20555

THIS INSTRUMENT PREPARED BY
HARSH, KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 16th day of December, 1991, by and between J. H. CRABTREE, TRUSTEE, PARTY OF THE FIRST PART, and FARMERS & MERCHANTS BANK OF GALLATIN, PARTY OF THE SECOND PART;

W I T N E S S E T H :

WHEREAS, CHARLES MICHAEL EVANS AND WIFE, SHIRLEY J. EVANS, by a Deed of Trust dated the 28th day of December, 1990, of record in Book 8271, page 498, in the Register's Office of Davidson County, Tennessee, conveyed to J. H. CRABTREE, TRUSTEE, the hereinafter described property to secure the payment of a Promissory Note described in said Deed of Trust, which Note is presently held and owned by FARMERS & MERCHANTS BANK OF GALLATIN, TENNESSEE; 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 trust deed; the PARTY OF THE FIRST PART, did, by publication in THE NASHVILLE RECORD, advertise said property to be sold on this date, and pursuant to said publication, on this dated, during legal hours, the PARTY OF THE FIRST PART offered said property for sale on the premises, after receiving competitive bids, sold said property to FARMERS & MERCHANTS BANK OF GALLATIN, its successors and assigns,

at the sum of TWENTY-SEVEN THOUSAND DOLLARS AND NO/100 ($27,000.00) DOLLARS, this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of TWENTY-SEVEN THOUSAND AND NO/100 ($27,000.00) DOLLARS, 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 FARMERS & MERCHANTS BANK OF GALLATIN, its successors and assigns, the following described tract or parcel of land situated situated in Davidson County, Tennessee, described as follows:

BEING Lot No. 29 on the Map of J. B. Hancock's East End Addition, as of record in Book 57, page 133, said Register's Office to which reference is hereby made for a more complete description of said property.

Said Lot No. 29 fronts 50 feet on the northerly side of Granada Avenue, (formerly Grand Avenue, formerly Bailey Avenue), and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael Evans (a/k/a Charles Michael Evans) by Deed from T. & G. Properties, dated 2/16/83 and of record in Book 6007, page 845, 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 and the appurtenances thereunto belonging, unto the said FARMERS & MERCHANTS BANK OF GALLATIN, its successors and assigns, in fee simple forever, and in bar of all right or equity or redemption.

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. Taxes for the following year, 1991 real estate taxes, a lien but not yet due and payable, which are to be assumed by THE PARTY OF THE

SECOND PART.

WITNESS my hand this the 16th day of December, 1991.

J. H. CRABTREE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. H. CRABTREE, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. BOOK 8525 PAGE 323

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 16th day of December, 1991.

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

MY COMMISSION EXPIRES: 9-12-93

O A T H

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $27,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 16th day of December, 1991.

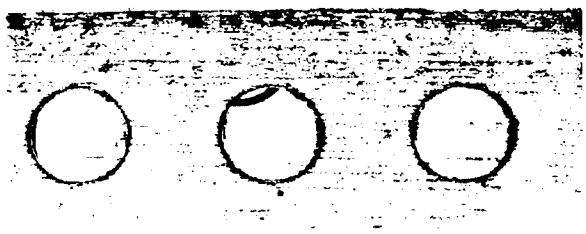
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

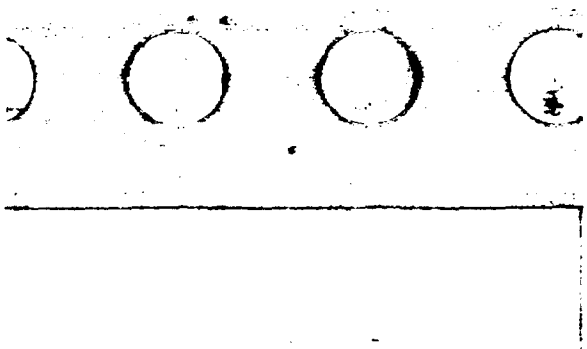
MY COMMISSION EXPIRES: 9-12-93

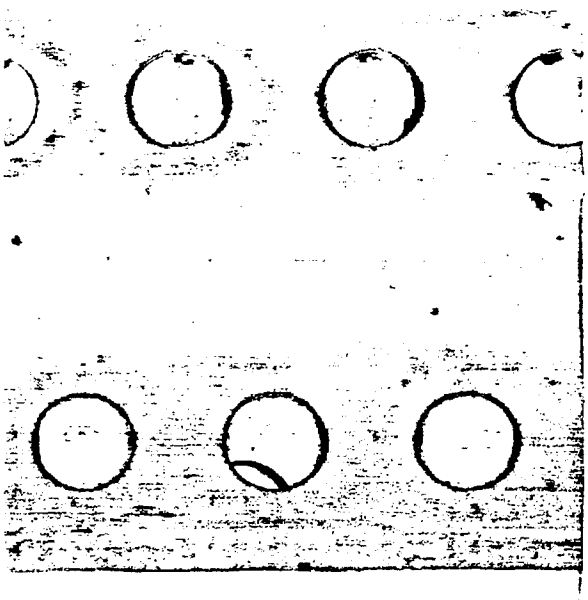
7.5515

JAN 9 10 39 AM '92

5542 01/09 0101 03CHECK 109.90







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8525 PAGE 324

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

CAMT 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 9.00
TOTAL 109.90
CHECK 109.90
01/09/92 01 10:40 0001 5542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 5 I. 5.

IDENTIFICATION REFERENCE

JAN 9 10 39 AM '92

No. 491965