NUMBER 39845 RECORDED APRIL 24, 1934.

E. W. BENZ, TRUSTEE

TO WARRANTY DEED

BEN T. HAGAN.

WHEREAS C. J. GELDREICH AND WIFE, MARY GELDREICH, EXECUTED A DEED OF TRUST ON NOV. 10, 1924, RECORDED IN BOOK NO. 639, PAGE NO. 52, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ON THE HEREINAFTER DESCRIBED PROPERTY, IN WHICH SAID DEED AND BY THE TERMS THEREOF, THE SAID C.J. GELDREICH, AND WIFE MARY GELDREICH EXECUTED A CERTAIN PROMISSORY LIEN NOTE, FOR VALUE RECEIVED IN CASH AND SIX INTEREST NOTES ON SAID PROPERTY, AND ALSO EXECUTED THEREIN A POWER OF SALE OF SAID PROPERTY, IN THE EVENT OF DEFAULT IN THE PAYMENT OF ANY OF SAID NOTES AFTER MATURITY IN THE PAYMENT THEREOF, NOMINATING AND APPOINTING THE WITHIN NAMED E. W. BENZ, TRUSTEE FOR THE PURPOSE OF EXECUTE_ SUCH POWER OF SALE AND FORECLOSURE;

AND WHEREAS, DEFAULT HAS BEEN MADE IN THE PAYMENT OF SAID PRINCIPAL NOTE AS AFORESAID, ACCORDING TO THE TERMS AND CONDITIONS OF SAID DEED OF TRUST, AND I, E. W. BENZ, THE SAID TRUSTEE APPOINTED IN DEED OF TRUST, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AND THE POWER AND AUTHORITY VESTED IN ME THEREBY, DID PUBLISH IN THE LABOR ADVOCATE, A NEWSPAPER PUBLISHED IN DAVIDSON COUNTY, TENNESSEE, ONCE A WEEK FOR MORE THAN TWENTY DAYS BEFORE DATE OF SALE, DUE NOTICE THAT I WOULD, PURSUANT TO THE TERMS OF SAID DEED OF TRUST ON APRIL 23, 1934, AT 12:00 NOON AT THE SOUTH DOOR OF THE COURT-HOUSE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SELL SAID PROPERTY HEREINAFTER DESCRIBED TO THE HIGHEST AND BEST BIDDER FOR CASH, FREE FROM THE EQUITY OF REDEMPTION, HOMESTEAD, DOWER AND ALL OTHER EXEMPTIONS WHICH WERE WAIVED IN SAID DEED OF TRUST, THE SAID SALE BEING SUBJECT TO THE TAXES FOR THE YEARS 1934 BEING ASSUMED BY THE PURCHASER AT SUCH SALE:

AND WHEREAS, AT THE SAID TIME AND PLACE MENTIONED IN SAID PUBLIC NOTICE OF SAID SALE, I, E. W. BENZ, SAID TRUSTEE, PURSUANT TO THE POWER AND AUTHORITY IN ME VESTED UNDER SAID DEED OF TRUST, OFFERED THE SAID PROPERTY FOR SALE TO THE HIGHEST AND BEST BIDDER, AND IT WAS BID IN BY THE SAID BEN T. HAGAN OF LEBANON, TENNESSEE, FOR THE SUM OF TWO-HUNDRED & FIFTY & NO/100 DOLLARS, AND THAT BEING THE HIGHEST AND BEST BID RECEIVED, AND THE SAID PROPERTY WAS ACCORDINGLY DULY STRUCK OFF BY ME, AND PURCHASED AT SAID SALE.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES, AND PURSUANT TO THE PROVISIONS OF THE SAID TRUST, AND BY VIRTUE OF THE POWER VESTED IN ME BY SAID E. W.BENZ, TRUSTEE, AND IN CONSIDERATION OF THE SUM OF TWO-HUNDRED-FIFTY & NO/100 DOLLARS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF SAID 1934 TAXES, I, E. W. BENZ, TRUSTEE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BEN T. HAGAN, HIS HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"BEING ALL OF LOTS NOS. 1112 AND 1114 AND 8-1/3 FEET OFF OF THE EAST SIDE OF LOT NO. 1116, BLOCK NO. 174, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK NO. 57, PAGES NOS. 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 1112 AND 1114 AND PART OF LOT NO. 1116 FRONT TOGATHER 58-1/3 FEET ON THE SOUTH SIDE OF TENNESSEE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR"

AND REFERENCE IS HERE MADE TO THE SAID DEED FROM MRS. M. A. JOHNSON, RECORDED IN BOOK NO. 519, PAGE NO. 647, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE PERFECT DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

TO HAVE AND TO HOLD THE SAID LOT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THEREUNTO BELONGING TO THE SAID BEN T. HAGAN, HIS HEIRS AND ASSIGNS FOREVER.

WITNESS MY HAND THIS THE 23RD DAY OF APRIL, 1934.

E. W. BENZ, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, GEORGE W. TARVER, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, THE WITHIN NAMED E. W. BENZ, TRUSTEE, THE BARGAINOR 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 NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS 23RD DAY OF APRIL, 1934.

COM. EXP. APR. 4, 1937. (SEAL) GEORGE W. TARVER, NOTARY PUBLIC.

U.S.R.S. $.50.

RECEIVED APRIL 23, 1934, AT 12:55 P.M.