WHEREAS, default having occurred in the payment on the indebtedness described in, and secured by, Deed of Trust dated December 7, 1954, of record in Book 2359, Page 464, Register's Office for Davidson County, Tennessee, wherein Hattie May Peay and Arlene Peary conveyed to Maxie Biener, Trustee, the property described below to secure the payment of said indebtedness; and the owner of said indebtedness having, in accordance with provisions of said Deed of Trust, declared the entire indebtedness due and payable; having been by said owner requested so to do, I, Maxie Biener, Trustee, by virtue of the power and authority vested in me as such Trustee, by the provisions of said Deed of Trust, did, after causing notice of the sale to be duly and regularly published as required by said Deed of Trust, and as required by the laws of the State of Tennessee, said notice or advertisement having been published in the Trades and Labor News, a newspaper published in Davidson County, Tennessee, offer for sale at public outcry at the South door of the Public Courthouse in Davidson County, Tennessee, at 12:00 o'clock noon on Saturday, April 28, 1956, to the highest bidder for cash, free from the equity of redemption, homestead, dower, and all other exemptions, which are expressly waived in said Deed of Trust, the parcel of real estate conveyed to me as such Trustee by said Deed of Trust; and the bid of TWO THOUSAND TWO HUNDRED ($2,200.00) DOLLARS therefor made by J. W. McClure and wife, Ruth M. McClure, being the highest bid received, said property was struck off and sold to the said J. W. McClure and wife, Ruth M. McClure.

NOW, THEREFORE, I, Maxie Biener, Trustee, by virtue of the power and authority aforesaid, and in consideration of the premises, and of the sum of TWO THOUSAND TWO HUNDRED ($2,200.00) DOLLARS cash in hand to me paid by J. W. McClure and wife, Ruth M. McClure, receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said J. W. McClure and wife, Ruth M. McClure, their heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, and described as follows:

Being Lot No. 22 on the Map of the Bransford Realty Company's Re-Subdivision of the North part of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for said County.

Said Lot No. 22 fronts 40 feet on the Southerly side of Wade Street, formerly Wallace Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jodie J. Peay, now deceased, and wife, Hattie May Peay, by deed from Bransford Realty Company of record in Book 578, page 210, and in Book 2293, page 451, the said Hattie May Peay having conveyed the property to Arlene Peary, but retaining in herself a life estate.