K 2603

DEED BY TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, That Whereas Harrison Abrams and wife, Gertrude Abrams, by deed of Trust dated on the 17th of January 1953, and registered in the Register's Office in Davidson County, Tennessee, Book 2163, page 385 conveyed to me in trust, with power to sell a certain tract or parcel of land, situated and lying in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County. Said Lot No. 224 fronts 50 feet on the north side of Eden Street and runs back between parallel lines 140 feet along the east margin of Zora Avenue or 27th Avenue North, 140 feet to an alley. Being the same property conveyed to Harrison Abrams and wife, Gertrude Abrams, by deed from Delphian T. Frazier and wife, of record in Book 2018, page 104, Register's Office. [Note correction: The above description should read 25th Avenue North", instead of 27th Avenue North.]

which deed of trust was made to secure to the Citizens Savings Bank & Trust Company payment of debt therein described, and contained a power to me to sell said land in case the said payments were not made in accordance with agreement therein; and said payments not being made, I proceeded, according to the terms of said deed of trust, to advertise in the Globe newspaper and on November 5, 1956, did sell the said land at public sale, and struck it off and sold the same to J. C. Coffey for $5000.00 that being the highest and best bid. Therefore in consequence of the premises and the power vested in me by said trust deed and in consideration of the sum of $5000.00 to me in hand paid, the receipt whereof is hereby acknowledged, I, as trustee, as aforesaid, do hereby convey and transfer to the said J. C. Coffey and wife, Rosa Bell Coffey their heirs and assigns forever, all the rights, title and estate vested in me by said deed of trust to the above described land.

TO HAVE AND TO HOLD to the said J. C. Coffey and wife, Rosa Bell Coffey their heirs and assigns forever. I do hereby transfer and assigns to the said J. C. Coffey and wife, Rosa Bell Coffey their heirs and assigns, all the rights and benefits of the covenant and warranty in said deed of trust to me contained, in as full and ample a manner as under it I an or should do; but I convey and assign as trustee, and not otherwise.

Witness my signature this the 5th day of November, 1956.

M. Ferguson, Trustee.

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