K 2637

TRUSTEE'S DEED

Whereas on the 28th. day of June 1956, Norman B. Jeter and wife, Helen B. Jeter, executed a Deed of Trust wherein R. O. Mallernee was named Trustee therein, said Deed of Trust on the real estate hereinafter described, to secure the payment of Four Hundred Thirty Six and 98/100 ($ 436.98) Dollars, principal and interest at the rate of 6% per annum on the unpaid balance, which Deed of Trust is recorded in Book 2580, Page 439, Register's Office for Davidson County, Tennessee; and Whereas, I, R. O. Mallernee, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust, by giving 21 days notice by three successive publications; namely: January 10, 1957, January 17, 1957 and January 24, 1957, in the Trades and Labor News , a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and for the purpose of paying said indebedness and all costs of foreclosure. However said sale was made subject to a first mortgage to Louis Leftwich, Jr., Trustee, of record in Book 2421, Page 165, Register's Office for Davidson County, Tennessee.

Pursuant to said advertisement on Friday, February 1, 1957, at 12:00 o'clock noon, at the south front door of the Courthouse, in Nashville, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described for cash, and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, at which time Henry Porter and wife, Evelyn Porter, being the highest bidder, became the purchaser of said property at the price of Four Hundred Fifty Eight and 94/00 ($ 458.94) Dollars, subject to the unpaid balance of the above mentioned first mortgage which was at the time of sale the sum of Six Thousand Seven Hundred Ninety One and 06/100($ 6,791.06) Dollars.

NOW THEREFORE IN CONSIDERATION of the premises, I, R. O. Mallernee, Trustee, do hereby sell, transfer and convey to Henry Porter and wife, Evelyn Porter, their heirs and assigns forever in fee simple, and in bar of the equities of redemption, dower and homestead, the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 and the easterly 3½ feet of Lot No. 68 on the Plan of the subdivision of the A. V. S. Lindsley 29 Acre tract, as of record in Book 57, Page 66, Register's Office for said County.

Said Lot No. 67 and part of Lot No. 68 adjoin and front together 47 feet on the southerly side of Gartland Avenue and extend back between lines with the westerly margin of North 16th. Street, 150 feet to an alley, measuring 46 feet thereon.

Being the same property conveyed to Norman B. Jeter and wife, Helen B. Jeter, by deed from Mallernee Realty Company, Inc., as of record in Book 2438, Page 353, Register's Office for Davidson County, Tennessee.

PG 323