K 3253

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment on the indebtedness described in, and secured by, installment deed dated October 12, 1959, executed by T. G. Scurlock and wife and Pollard Hartley and wife, to William S. Hofstetter, Trustee, of record in Book 2964, page 588, Register's Office for Davidson County, Tennessee, and the owner of said indebtedness having, in accordance with the provisions of said installment deed, declared the entire indebtedness due and payable, I, William S. Hofstetter, Trustee, by virtue of the power and authority vested in me as such Trustee by the provisions of the said installment deed, having been requested by said owner so to do, did, after causing notice of the sale to be duly and regularly published in The Nashville Record, a newspaper published in Davidson County, Tennessee, offer for sale at public outcry at the South door of the Courthouse in Davidson County, Tennessee, at 12:00 o'clock Noon on Tuesday, February 7, 1961, to the highest bidder for cash, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said installment deed, the parcel of real estate described in said installment deed; and the bid of Seven Hundred Seventy-five ($775.00) Dollars therefor made by H. C. Duke and wife, Ora Elizabeth Duke, being the best bid received, said property was struck off and sold to the said H. C. Duke and wife, Ora Elizabeth Duke.

NOW, THEREFORE, I, WILLIAM S. HOFSTETTER, TRUSTEE, by virtue of the power and authority aforesaid, and in consideration of the premises and of the said sum of Seven Hundred Seventy-five ($775.00) Dollars, cash in hand to me paid by H. C. Duke and wife, Ora Elizabeth Duke, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey, unto the said H. C. Duke and wife, Ora Elizabeth Duke, their heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, and described as follows:

Being the northerly one-half of the southerly one-half of Lot No. 12 on West End Annex, a plan of which is of record in Book 332, page 11, Register's Office for said County.

Said part of said lot is more particularly described as follows:
Beginning in the center of 24th Street 50 feet north of the northeast corner of Lot No. 11 in said plan, running thence eastwardly and parallel to the line between Lot 11 and 12, 200 feet to the center of an alley; thence northwardly with the center of said alley 50 feet to a point; thence west and parallel with the first line 200 feet to the center of said 24th Street; thence south with the center of said 24th Street 50 feet to the point of beginning.

Being the same property conveyed to Pollard Hartley and wife, Marie Hartley, by deed from T. G. Scurlock and wife, of record in Book 2964, page 588, Register's Office for said County.

TO HAVE AND TO HOLD the said parcel of real estate, together with the title, estate, interest, and appurtenances thereto belonging to the said H. C. Duke and wife, Ora Elizabeth Duke, their heirs and assigns.

And I further transfer and convey unto the said H. C. Duke and wife, Ora Elizabeth Duke, their heirs and assigns, all the rights and benefits to the covenants and warranties contained in the said installment deed insofar as I, William S. Hofstetter, Trustee, as aforesaid, can legally do, but no further and not otherwise.

Said property was advertised and sold subject to taxes for the year 1961.

WITNESS my hand this 7th day of February, 1961.

William S Hofstetter
TRUSTEE

[redacted]

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