K 3312

22 Nov, 1961
BY William J. Harbison

TRUSTEE'S DEED

WHEREAS, on September 14, 1960, James P. Dalton and wife, Dorothy G. Dalton executed a certain deed of trust recorded in Book 3169, Page 231, Register's Office for Davidson County, Tennessee, by which it conveyed title to the property herein described to Albert W. Johnson, Trustee, to secure the payment of a certain note and interest thereon, upon said property and improvements; and

WHEREAS, default was made in the payment of said note and interest; and the entire indebtedness having been declared due and payable, said property was duly advertised for said by the said Albert W. Johnson, Trustee, in accordance with the provisions of the said deed of trust, and on November 22, 1961, at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid in and purchased by Dobson & Johnson, Inc. for the sum of Three Thousand, Five Hundred and 00/100 ($3,500.00) Dollars, that being the highest and best bid; and

WHEREAS, the said Dobson & Johnson, Inc., the purchaser at said sale, was also the owner and holder of the indebtedness secured by said deed of trust, which indebtedness exceeded the amount of said bid, such amount was accordingly credited against the balance of said indebtedness;

NOW, THEREFORE, in consideration of the premises and in consideration of One ($1.00) Dollar cash in hand paid, the receipt of which is acknowledged, I, Albert W. Johnson, Trustee, by virtue of the power and authority vested in me by said deed of trust, have bargained and sold and do by these presents transfer and convey unto Dobson & Johnson, Inc., its successors and assigns, the following described property in Davidson County, Tennessee:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 23 on the Plan of Fortland Park, Section 1, as of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 95 feet on the easterly side of Riverside Drive and runs back between lines 175 feet on the northerly side and 125 feet on the southerly side to a dead line in the rear on which it measures 90.1 feet.

Being part of the same property conveyed to James P. Dalton by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 3067, Page 70, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land to the said Dobson & Johnson, Inc., its successors and assigns, forever.

I covenant with the said Dobson & Johnson, Inc. that I am lawfully seized and possessed of said land as Trustee, and have a good right to convey it. And I do further covenant and bind myself, my successors and representatives, that I will warrant and forever de-

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