BK 3376

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment on the indebtedness described in, and secured by, installment deed executed by E. C. Duke and wife, grantors, to Curtis R. Toy, grantee, of record in Book 2200, page 312, 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, Substitute Trustee, (having been appointed as such Substitute Trustee, pursuant to provision of said installment deed, by instrument of record in Book 3371, page 269, said Register's Office), by virtue of the power and authority vested in me as such Substitute 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 front door of the Courthouse in Davidson County, Tennessee, at 12:00 o'clock Noon on Friday, May 11, 1962, 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 $2,500.00 therefor made by E. C. Duke and wife, Matilou B. Duke, being the best bid received, said property was struck off and sold to the said E. C. Duke and wife, Matilou B. Duke.

NOW, THEREFORE, I, WILLIAM S. HOFSTETTER, SUBSTITUTE TRUSTEE, by virtue of the power and authority aforesaid, and in consideration of the premises and of the said sum of $2,500.00, cash in hand to me paid by E. C. Duke and wife, Matilou B. Duke, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said E. C. Duke and wife, Matilou B. Duke, their heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the westerly 108.8 feet front and the westerly 123.3 feet rear of Lot No. 1517, Block 200, Map of Extension of Plan No. 1 West Nashville, of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin at the intersection of the northerly margin of Morrow Road and the southerly margin of a 25 foot alley, being the common corner of Lot No. 1517, running thence with the southerly margin of said 25 foot alley, North 85 degrees East 123.3 feet to a stake, thence South 26 degrees West 74.3 feet to a stake in the northerly margin of Morrow Road, thence with the northerly margin of Morrow Road North 59 degrees 30' West 108.8 feet to point of beginning.

All in accordance with Survey and Plat by Norris H. Hickerson, Surveyor, dated September 4, 1953.

Being the same property conveyed to Curtis R. Toy by deed from E. C. Duke and wife, of record in Book 2200, page 312, said Register's Office.

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

And I further transfer and convey unto the said E. C. Duke and wife, Matilou B. 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, Substitute Trustee as aforesaid, can legally do, but no further and not otherwise.

Said property was advertised and sold subject to taxes for year 1962.

WITNESS my hand this 11th day of May, 1962.

William S. Hofstetter
SUBSTITUTE TRUSTEE

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