BK 3576

D E E D

WHEREAS, on October 1, 1962, Sam Rosenberg and Eva R. Garfinkle, conveyed the property hereinafter described to Willie G. Chance Jr. and Mildred P. Chance, by deed of record in Book 3167, page 376, Register's Office for Davidson County, Tennessee, and:

WHEREAS, the said conveyees joined in said deed and conveyed the property to Elkin Garfinkle, Trustee, for the purpose of securing the payment of the note described in said deed; and,

WHEREAS, default was made in the payment of said note and the owner and holder of the said note instructed the said Elkin Garfinkle, Trustee, to institute foreclosure proceedings, as provided in said deed; and,

WHEREAS, the said Elkin Garfinkle, Trustee, did advertise in accordance with the provisions of said deed to sell said property at the South Door of the Court House in Nashville, Tennessee, on June 22, 1963, at 12 O'clock Noon; and,

WHEREAS, at the time and place as named in said advertisements, the said Elkin Garfinkle, Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest and best bid received was that of Sam Rosenberg and Eva R. Garfinkle, who bid $3,750.00.

NOW, THEREFORE, I, Elkin Garfinkle, Trustee, in pursuance of the power and authority contained in said deed, and in consideration of $3,750.00 paid in cash by Sam Rosenberg and Eva R. Garfinkle which is acknowledged, do, by these presents, sell, transfer and convey unto the said Sam Rosenberg and Eva R. Garfinkle, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly 100 feet of Lots Nos. 1303 and 1305 of Block 49 Plan No. 2 West Nashville, as of record in book 57, page 172, R. O. D. C. Tennessee. Said parts of said lots Nos. 1303 and 1305 of Block 49 front together 55 feet on the north side of California Avenue and run back between parallel lines 100 feet to a dead line.

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