WHEREAS, default was made in the terms, conditions and payments, made and provided for in the deed of trust, dated September 24th, 1958, executed by Coste Issac Davis and wife, Mary Allen Davis to Chas. F. Lovell, Trustee, which is recorded in book 2459, page 529, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and Ross V. Dunn having been appointed successor trustee by instrument in writing and recorded in book 3618, page 146, said Register's Office, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said deed of trust, I, Ross V. Dunn, successor trustee caused said real estate to be advertised in accordance with the provisions of said deed of trust, advertising that said property would be sold at 12 o'clock, noon, October 8th, 1963, at the south door of the court house of Davidson County, Tennessee, in Nashville, Tennessee, to the highest, best and last bidder for cash in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were waived in said deed of trust, but subject to any taxes that might be a lien against the property; and at the time and place stated in said advertisements, I, Ross V. Dunn, personally appearedand offered said property for sale at public outcry, and the highest best and last bid received was the sum of $12,200.00 by Howard Myers Baker and wife, Shirley H. Baker, and said property was knocked off and sold to Howard Myers Baker and wife, Shirley H. Baker for said sum.

Now, Therefore, in consideration of the premises and the sum of $12,200.00 paid by Howard Myers Baker and wife, Shirley H. Baker, receipt of which is hereby acknowledged, I, Ross V. Dunn, successor trustee have this day bargained and sold and by these presents do transfer and convey to the said Howard Myers Baker and wife, Shirley H. Baker, their heirs and assigns, a certain tract or parcel of land situated in Nashville, County of Davidson, State of Tennessee, described as follows to wit:

Being Lot No. 41 on Map of Section Two, Pleasant Acres, of record in Book 2133, page 75, Register's Office for said County.
Said lot fronts 195 feet on the south side of Barbara Drive and runs back 224.8 feet on the west line and 291.48 feet on the east line to a dead line, measuring 124.72 feet.
Being thesame property conveyed to Coste Issack Davis and wife, Mary Allen Davis, by deed from J. B. Kennaston and wife, of record in book 2451, page 247, Register's Office for said County.

To have and to hold the said tract or parcel of land,