BK 3710

TRUSTEE'S DEED

This instrument made and entered into on this the 3rd day of April, 1964, by and between M. G. Ferguson, Trustee, Party of the First Part, and Thelma Anderson Wills, a widow, Party of the Second Part,

WHEREAS, by deed of trust dated the 31st day of July, 1961, of record in Book 3270, page 271, Register's Office of Davidson County, Tennessee, Walter Clark Wills and wife, Thelma Anderson Wills, conveyed to M. G. Ferguson, as Trustee, the hereinafter described real estate to secure an indebtedness as set forth in said deed of trust, and

WHEREAS, default was made in the terms, conditions and payments upon said indebtedness, and the holder thereof having directed the First Party to sell said property, as provided by said deed of trust, the First Party did by giving thirty days notice by four weekly publications in the Nashville Trades and Labor News, a weekly newspaper published in Davidson County, Tennessee, duly advertised said property to be sold on Friday, April 3, 1964; First Party offered said property for sale at public outcry, at the south door of the Court House, in Davidson County, Nashville, Tennessee, and sold said property to Thelma Anderson Wills, a widow, at the price of $800.00, this being the highest, last and best bid.

NOW, THEREFORE, this deed witnesseth: That for and in consideration of the said sum of $800.00 cash the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto the Second Party, her heirs and assigns, the following described real estate, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Subdivision of Lot 60 in O. B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 161, page 133, Register's Office for said County. Said Lot 10 fronts 50 feet on the westerly side of Villa Street and extends back between parallel lines 145½ feet to an alley.
> Being the same property conveyed to Walter Clark Wills by deed from Andrew N. White and wife, of record in Book 2927, page 76, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the Party of the Second Part, her heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption, homestead, dower, and all other exemptions of every kind.

PG 97