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TRUSTEE'S DEED

WHEREAS, default having occurred in the payment on the indebtedness described in, and secured by, installment deed dated December 1, 1961, executed by P. M. Chaffin and wife, Ruby Chaffin, grantors, to A. B. Clark and wife, Annie J. Clark, grantees, of record in Book 3312, page 305, 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, W. S. Hofstetter, Trustee, by virtue of the power and authority vested in me as such 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 South door of the Courthouse in Davidson County, Tennessee, at 12:00 o'clock Noon on Friday, April 12, 1963, 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 Five Hundred ($500.00) Dollars therefor made by Perry M. Chaffin, Jr. being the best bid received, said property was struck off and sold to the said Perry M. Chaffin, Jr.

NOW, THEREFORE, I, W. S. HOFSTETTER, TRUSTEE, by virtue of the power and authority aforesaid, and in consideration of the premises and of the said sum of Five Hundred ($500.00) Dollars, cash in hand to me paid by Perry M. Chaffin, Jr., the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said Perry M. Chaffin, Jr., his heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, and described as follows:



Land in Davidson County, Tennessee, being Lots Nos. 12-A and 13-A on the unrecorded map of Nawakwa Hills River Front Section, being a subdivision of the northeasterly part of a 29.79 acre tract on the original plan of Nawakwa Hills, described according to a survey made by Ewell Anderson, Surveyor, August _____, 1945, as follows:
BEGINNING on the northeasterly margin of Pawnee Trail, Extended, at the southwest corner of the property conveyed to Arthur G. Masters and wife, by deed from Chas. U. Coggin, Trustee, of record in Book 1414, page 20, Register's Office for said County, being the corner of Lots Nos. 11-A and 12-A; thence with the line between said two lots, northeastwardly 200 feet; thence north 55° 30' west 100 feet to the corner of Lots Nos. 13-A and 14-A; thence with the line between said two lots, southwestwardly 200 feet to the northeasterly margin of Pawnee Trail, Extended; thence with same, southeastwardly 100 feet to the beginning.
Being the same property conveyed to A. B. Clark and wife, Annie J. Clark, by deed from P. M. Chaffin and wife, of record in Book 3312, page 305, 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 Perry M. Chaffin, Jr., his heirs and assigns.

And I further transfer and convey unto the said Perry M. Chaffin, Jr., his heirs and assigns, all the rights and benefits to the covenants and warranties contained in the said installment deed insofar as I, W. S. Hofstetter, Trustee, as aforesaid, can legally do, but no further and not otherwise.

Said property was advertised and sold subject to all unpaid taxes.

WITNESS my hand this 25 day of April, 1963.

W. S. Hofstetter
TRUSTEE

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