Send Taxes: Mr. + Mrs. G.D. Knight
316 Scott Avenue
Nashville, Tennessee

BOOK 3848 PAGE 806
Map 83-3
Par. 130
n.c.

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in the deed of trust dated November 8, 1963, executed by Donald G. Swann and wife, Mary P. Swann, to Frank King, Trustee, which is recorded in Book 3712, page 29, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, I, FRANK KING, 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, Tuesday, January 5, 1965, at the south door of the Davidson County Courthouse 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 a deed of trust executed by G. D. Knight and wife, Opal A. Knight, to Louis R. Linx, Trustee, dated September 16, 1962, and filed September 19, 1962, and recorded in Book 3478, page 181, Register's Office for Davidson County, Tennessee, to secure to First Federal Savings & Loan Association of Nashville, the payment of a note of even date for $8500.00, payable with interest and service fee as specified therein; and at the time and place stated in said advertisement, I, FRANK KING, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Two Thousand ($2,000.00) Dollars, by G. D. Knight and wife, Opal A. Knight, and said

property was knocked off and sold to G. D. Knight and wife, Opal A. Knight, for said sum.

Now, therefore, in consideration of the premises and the sum of $2,000.00 cash in hand paid by G. D. Knight and wife, Opal A. Knight, I, Frank King, Trustee, have this day bargained and sold and by these presents do transfer and convey to G. D. Knight and wife, Opal A. Knight, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Minnie E. Martin's Subdivision of Lot No. 58 and part of Lot No. 59 of the Brownsville Tract, as of record in Book 547, page 137, Register's Office for said County.
>
> Said Lot No. 12 fronts 53 feet on the westerly side of Riverside Boulevard, and runs back between parallel lines along the southerly margin of Creighton Avenue, 150 feet to an alley.
>
> Being the same real property conveyed to Donald G. Swann and wife, Mary P. Swann, by deed from G. D. Knight and wife, dated September 26, 1962, filed September 28, 1962, and recorded in Book 3435, page 405, said Register's Office.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to G. D. Knight and wife, Opal A. Knight, their heirs and assigns forever.

And I covenant with the said G. D. Knight and wife, Opal A. Knight, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the abovementioned deed of trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all taxes that may be a lien against the property

and the abovementioned deed of trust recorded in Book 3478, page 181, Register's Office for Davidson County, Tennessee.

I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to said real estate to G. D. Knight and wife, Opal A. Knight, their heirs and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to grantees no greater title in the subject real estate than I received as Trustee.

Witness my hand this 5th day of January 1965.

Frank King, Trustee

FRANK KING, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public in and for the State and County aforesaid, Frank King, Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee, this 5th day of January 1965.

Ann Williams

Notary Public

My commission expires October 30, 1965

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

JAN 7 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 7 - 1965

CT

BOOK 3848 PAGE 809

64348

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 7 3 33 PM '65

NOTED: BOOK 110 PAGE 682
RECORDING FEE $ 2.25
DEP. REG. R 1

From
Mail
FRANK KING, Trustee
Commercial Trust Bldg

To
G. D. KNIGHT, et ux