Q- Taxes
Mail to;
A. J. Steele
305-14 Ave N



MAP 60-14
PAR 5
12 D 17455
ED

TRUSTEE'S DEED

Default having occurred in the payment of an indebtedness described in and secured by a Deed of Trust dated July 5, 1962 executed by Ella W. Hayes to Mary H. Ragland, Trustee, of record in Book 3414, page 335, Register's Office of Davidson County, Tennessee, the said trustee having declined to act and Caesar E. Urrutia was appointed Substitute Trustee by the holder of said indebtedness by an instrument of record in Book 3856, page 240, said Register's Officem and the owner of said indebtedness having, in accordance with the provision of said trust deed, declare the entire indebtedness due and payable, and having been requested by said owner and holder so to do, I, Caesar E. Urrutia, Substitute Trustee by virtue of the power and authority vested in me as such trustee by the provision of said Trust Deed, did, after causing notice of the sale to be duly and regularly published as required by said trust deed and the laws of the State of Tennessee said notices having been published in the Nashville Record on Feb. 2, 9, 16, and 23, 1965, the Nashville Record being a newspaper published in Davidson County, Tennessee, offered for sale, at public outcry, at the south door of the Court House in Davidson County, Tennessee at 12 o'clock noon on March 5, 1965, the property, the subject matter of said Deed of Trust, to the highest and best bidder for cash and free from the equity of redemption, the statutory right to redeem, homestead and dower, and all other exemptions which are expres ly waived in said Deed of Trust; and subject to any and all unpaid taxes and prior lien; and the bid of $1,700.00 made by A. J. Steele, being the highest and best bid received, said property was struck off to and sold to the said A.J.Steele.

Now, therefore, I, Caesar E. Urrutia, Substitute Trustee, by virtue of the power and authority vested in me, and in consideration of the premises ~~and said~~ sum of $1,700.00, the receipt of which is hereby acknowledged, have bargained and sold and by these presents have transferred and conveyed to A. J. Steele, his heirs and assigns, said parcel of real estate as described in said Deed of Trust and situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee being lot No.23 on J.B. Haynie's Dudley Belle Plan, of record in Book 57, page 167, Register's Office for said County. Said Lot No. 23 fronts 49 feet on the westerly side of Brick Church Pike and extends back 133 feet on the northerly line and 136 feet on the southerly line to an alley, measuring 49 feet thereon. Being the same property conveyed to Ella Hayes by deed from Felix R. Hayes, et als, of record in Book 1973, page 424, said Register's Office.

To have and to hold said real estate, together with the title, estate, interest and appurtenances thereto belonging to the said A.J.Steele, his heirs and assigns forever.

And I further transfer and convey to the said A.J.Steele, his heirs and assigns, all the rights and benefits of the covenants and warranties contained in said Deed of Trust, inso far as I, Caesar E. Urrutia, Substitute Trustee, can legally do but no further and not otherwise.

Said property was sold subject to any and all unpaid taxes and any other liens of records.

Witness my hand at Nashville, Tennessee this 23rd day of March, 1965.

Caesar E. Urrutia
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, Caesar E. Urrutia Substitute Trustee, the bargain, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee this March 23, 1965.

Jo Ann Smith
Notary Public

My commission expires: April 25, 1967

75149

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 2 3 30 PM '65
NOTE BOOK 111 PAGE 324
RECORDING FEE 2.00
DEP. REG. X

200

NOT PUBLISHED

Trustees Deed

Deacon E. Hunter
Lula Talbot
to
C. J. Watts

STATE TAX $ 2.55
PROBATE $ 3.05
TOTAL

APR 2 1965

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

PAID APR 2 1965