LAW OFFICES
GULLETT, STEELE & SANFORD
SEVENTEENTH FLOOR, LIFE & CASUALTY TOWER
NASHVILLE, TENNESSEE 37219

HFS&L PIL-1036

BOOK 3903 PAGE 923

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 1st day of June, 1965, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and EXCHANGE MORTGAGE COMPANY, INC., SECOND PARTY;

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated October 5, 1964, of record in Book 3821, page 116, Register's Office for Davidson County, Tennessee, Corry Roland, unmarried, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment to Home Federal Savings and Loan Association of a promissory note in the original principal sum of Two Thousand Five Hundred Forty-Eight and 00/100 ($2,548.00) Dollars; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and deed of trust; and,

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said deed of trust, notices of the time and place of said sale being published in The Nashville Record on May 4, 1965, May 11, 1965, and May 18, 1965; and,

WHEREAS, pursuant to said notices First Party did offer said property for sale at the south door of the Davidson County Court House in Nashville, Tennessee, on June 1, 1965, at 12:00 o'clock noon, EXCHANGE MORTGAGE COMPANY, INC., Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Two Thousand One Hundred Eleven and 36/100 ($2,111.36) Dollars, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Subdivision of Lots Nos. 25 and 26, County Lands, of record in Book 161, page 169, Register's Office for said County.
>
> Said Lot No. 9 fronts 50 feet on the easterly side of 40th Avenue, North, formerly Clifton Avenue, and runs back between parallel lines, with the northerly margin of Philips Street, 125 feet to an alley.
>
> Being the same property conveyed to Corry Roland by deed from M. P. Hoodenply and wife, of record in Book 439, page 254, Register's Office for said County.
>
> The above described real property is improved and is located at 1028 40th Avenue, North, Nashville, Tennessee. It is parcel #125 on map #91-8 and tax statements should be sent to Exchange Mortgage Company, Inc., Exchange Building, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and

in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson

Charles Nelson, Jr.
Trustee
"FIRST PARTY"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

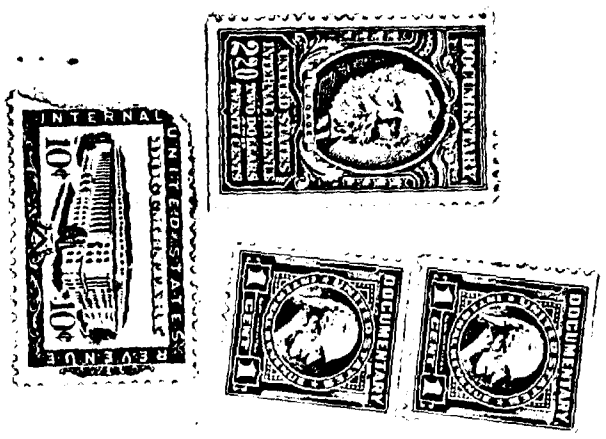
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Charles Nelson, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14TH day of June, 1965.

T. Willard Oliphant

Notary Public

My Commission expires: My Commission Expires Nov. 27, 1968



85690

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 21 1 20 PM '65

NOTED: NOTE 11 PAGE 203
RECORDING FEE $ 2.25
DEP. REG. 25

STATE TAX $ 2.17
PROBATE .50
TOTAL $ 2.67
JUN 21 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 21 1965

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