LAW OFFICES

GULLETT, STEELE & SANFORD

SEVENTEENTH FLOOR, LIFE & CASUALTY TOWER

Mail tax statement to
Marcia Cohen
630 Euphanger Bldg
Nash., Tenn.
(owner Same)

BOOK 3915 PAGE 355

HFS&L- PIL-356

11W 12020
MAP 92-10
PAR 260
m o

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 1st day of July, 1965, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and MRS. MARCIA F. COHEN of Nashville, Tennessee, SECOND PARTY;

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated December 18, 1962, of record in Book 3515, page 33, Register's Office for Davidson County, Tennessee, Estes L. Marlow and wife, Lucille Marlow, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment to Home Federal Savings and Loan Association of Nashville of a promissory note in the original principal sum of Two Thousand One Hundred Eighty-Four and 00/100 ($2,184.00) 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 June 8, 1965, June 15, 1965, and June 22, 1965; and,

This instrument prepared by
Charles Hampton White, Atty.
L & C Tower, Nashville, Tenn.

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 July 1, 1965, at 12:00 o'clock noon, Mrs. Marcia F. Cohen, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Thousand Five Hundred Fifty-Three and 88/100 ($1,553.88) Dollars, and said sum of said bid having been paid, the receipt therefore 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, her heirs and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 34 feet of Lot No. 3 on the westerly 10 feet of the northerly one-half of Lot No. 2 of Block "D" on the Plan of M. S. Pilcher's Re-subdivision of Block "D" in M. B. and M. S. Pilcher's Re-subdivision as of record in Book 57, page 151, Register's Office for said County.

Said part of Lot No. 3 fronts 34 feet on the southerly side of Delaware Avenue, formerly Craft or Short Street, and runs back between parallel lines 150 feet to an alley.

Said part of Lot No. 2 fronts 10 feet on the southerly side of Delaware Avenue, formerly Craft or Short Street, and runs back between parallel lines 75 feet to a dead line.

Being the same real property conveyed to Estes L. Marlaw and wife, Lucille Marlow, by deed from Jessie M. Knight and wife, dated July 9, 1948, filed December 4, 1962, and recorded in Book 1632, page 182, said Register's Office.

The above described real property is improved and is located at 2705 Delaware Avenue, Nashville, Tennessee. It is parcel # 260 on map # 92-10 . Tax statements should be sent to Mrs. Marcia F. Cohen, care of Martin Cohen, Exchange Building, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Second Party, her heirs 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, her heirs 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, 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 July, 1965.

Notary Public

My commission expires:
April 24, 1966

TRUSTEE'S DEED

From

CHARLES NELSON, JR., TRUSTEE

To

MRS. MARCIA F. COHEN

89969

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 22 3 53 PM '65
NOTED BK 112 PAGE 101
RECORDING FEE $ 2.25
DEP. REG. L

STATE TAX $ 2.13
PROBATE .50
TOTAL $ 2.63

JUL 22 1965

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

PAID JUL 22 1965

CT