Harrell D. Ward Sr. Et ux to Harrell D. Ward Jr.

BOOK 4068 PAGE 313

This instrument was prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Building, Nashville, Tenn.

TRUSTEE'S DEED

Map 50-15
Par. 200

Send tax statement to:
Security Fed. Sav.&Loan Assn.
500 Union St., Nashville, Tenn.

WHEREAS, by Deed of Trust recorded in Book 2988, Page 290, Register's Office for Davidson County, Tennessee, Jesse T. Jones, Jr., and wife, Mildred Lee Jones, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described to secure a note dated October 8, 1959, in the amount of $1,880.00, payable to Raymond D. Trammel, in 180 installments of $15.87 each, including principal and interest at the rate of six percent per annum; and,

WHEREAS, default was made in the payment of said note and the lawful owner having called upon Everett A. Covington, Jr., Trustee, to advertise the property hereinafter described for sale pursuant to the provisions of said Deed of Trust, the Trustee did, therefore, in pursuance of the authority vested in him as Trustee and pursuant to the terms and provisions of the said Deed of Trust, advertise the hereinafter described property by publication of notice of sale thereof in the Nashville Record, a newspaper published in Davidson County, Tennessee, for the sale of the said property on Tuesday, August 2nd, 1966, at 12:00 o'clock, Noon, at the front and south door of the Court House in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and secondary and subordinate to Deed of Trust of record in Book 2988, Page 331, Register's Office for Davidson County, Tennessee;

And in pursuance of said notice of sale, the Trustee, at the time and place fixed therein, offered the hereinafter described property for sale to the highest and best bidder for cash and sold said property to Harrell D. Ward, Sr. and wife, Mavis B. Ward, for Three Hundred ($300.00) Dollars and the assumption of the unpaid balance of indebtedness secured by the Deed of Trust recorded in Book 2988, Page 331, Register's Office for Davidson County, Tennessee, this being the highest and best bid received therefor.

And the purchasers being the owners and holders of the indebtedness for which the property was sold, and they having applied the amount of their bid as a credit on said note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto the said Harrell D. Ward, Sr. and wife, Mavis B. Ward, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 20 on the Plan of Sky View Subdivision, as of record in Book 2331, pages 54 and 55, Register's Office for said County.
>
> Said Lot No. 20 fronts 130 feet on the southwesterly side of Oakview Drive and extends back 330.5 feet on the southeasterly line and 445.2 feet on the northwesterly line which is a broken line to a dead line measuring 233.7 feet thereon.
>
> Being the same property conveyed to Jesse T. Jones, Jr. and wife, Mildred Lee Jones, by deed from Raymond D. Trammel and wife, of record in Book_____, Page_____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Harrell D. Ward, Sr. and wife, Mavis B. Ward, their heirs and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and secondary and subordinate to Deed of Trust of record in Book 2988, Page 331, Register's Office for Davidson County, Tennessee.

And the Trustee does hereby transfer, assign and set over to the said Harrell D. Ward, Sr. and wife, Mavis B. Ward, their heirs and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

Witness my hand this 4th day of August, 1966.

Everett A. Covington Jr.
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON.)

Personally appeared before me, Richard B. Shepherd Jr.
a Notary Public in and for said County and State, the within named Everett A. Covington, Jr., Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he as such Trustee executed the within instrumen t for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 1966.

Richard B. Shepherd, Jr.
Notary Public

My comm. expires: 8.5.67

$1.55

95¢

TRUSTEE'S DEED

Everett A. Covington, Jr.
Trustee

To

Harrell D. Ward, Sr. Et Ux

STATE TAX $ 42.5
PROBATE 50
TOTAL $ 47.5

OCT 14 1966

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

SAID OCT 14 1966

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

OCT 14 3 31 PM '66

RECORDING FEE $ 2.50
DEP. REG.

47658

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LAW OFFICES
GOODPASTURE, CARPENTER, WOODS & COURTNEY
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