This instrument prepared by:
L. A. Newman & Company, Inc.
17th Floor L&C Tower
Nashville, Tennessee

TRUSTEE'S DEED

Send Tax Statement to
New Owner: Julia L. Mallernee
1235-Stahlman Bldg.,
Nashville, Tenn.

Parcel No. 210-365 BOOK 4134 PAGE 299

Map. 81-15
Par. 73
PW

Ok as to form. Richard B. Cobb, attorney.

WHEREAS, by a Deed of Trust dated June 7, 1965 and recorded in Book 3900, Page 118, Register's Office, Davidson County, Tennessee, Milton Hamer and wife, Willie Loeu Hamer conveyed to Billy C. Donnell, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

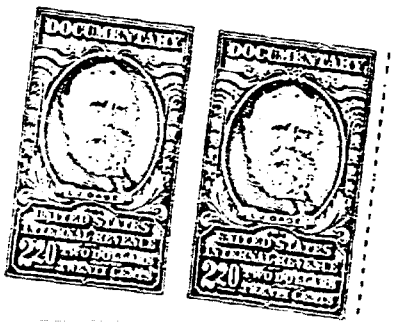
WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Billy C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Billy C. Donnell, Trustee, did give twenty days' notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in the county where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of April 18, 25 and May 2, 1967 stating that on May 11, 1967, at the South Door of the Court House in Nashville, Tennessee, Davidson County, Tennessee at 12:00 o'clock Noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the quity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Billy C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to Julia L. Mallernee for THIRTY EIGHT HUNDRED AND NO/100 ($3,800.00) DOLLARS, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Billy C. Donnell, Trustee, do hereby bargain and sell, and by



these presents transfer and convey unto said Julia L. Mallernee, her heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 144 on the plan of S. A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, page 132, Register's Office for said County.
>
> Said Lot No. 144 fronts 50 feet on the easterly side of 23rd Avenue, North, formerly Laaland Street and runs back between parallel lines, 150 feet to an alley.
>
> Being the same real property conveyed to Milton Hamer and wife, Willie Loeu Hamer, by deed from Mrs. Lora Cornwell, dated August 10, 1948, filed September 15, 1948, and recorded in Book 1638, Page 487, said Register's Office.

This property is improved and known as: 1506 23rd Avenue, North, Nashville, Tenn.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Julia L. Mallernee, her heirs and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer and assign unto the said Julia L. Mallernee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 11th day of May, 1967.

Billy C. Donnell
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marie H. Patterson, a Notary Public in and for said County and State, the within named Billy C. Donnell, 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 office in said County and State, this the 11th day of May, 1967.

Marie H. Patterson
Notary Public

My commission Expires:

My Commission Expires Aug. 7, 1968

BOOK 4134 PAGE 301

72796

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 23 1 48 PM '67
NOTE BOOK 116 PAGE 466
RECORDING FEE $ 2.00
DEP. REG. [illegible]

TRUSTEE DEED

Billy C. Donnell, Trustee

TO

Julia L. Mallernee

STATE TAX $ 3.70
PROBATE .50
TOTAL $ 4.20

MAY 23 1967

PAID MAY 23 1967

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