ADDRESS NEW OWNER AS:
Louis Komisar
630 Third Avenue, South
Nashville, Tennessee 37201

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.

Map. 91-12
Par. 243
PW

THIS DEED PREPARED BY:
William Hofstetter, Atty
304 American Trust Building
Nashville, Tenn. 37201

TRUSTEE'S DEED

BOOK 4304 PAGE 459

Default having occurred under the terms, conditions and payments as provided in Installment Deed from Eliza Hyde and Rosa Brown Winstead to John A. Hardison and wife, S. Marie Hardison, which said deed is dated June 30, 1960, and recorded in Book 3098, page 180, Register's Office for Davidson County, Tennessee, in which deed said John A. Hardison and wife S. Marie Hardison conveyed the property therein described to W. Cornelius Breedlove, Trustee, to secure payment of the Installment Deed Note therein described, and he being unable to act, the holder of the note has appointed the undersigned William Hofstetter, Substitute Trustee, by instrument of record in Book 4267, page 684, Register's Office, Davidson County, Tennessee, and the owner of said indebtedness having, in accordance with the provisions of said Installment Deed declared the entire indebtedness due and payable, having by said owner been requested so to do, I, William Hofstetter, Substitute Trustee, by virtue of the power and authority vested in me as such Substitute Trustee by the provisions of the said Installment Deed, did, after causing notice of the sale to be duly and regularly published as required by said Installment Deed, and as required by the laws of the State of Tennessee, said notice or advertisement having been published in a newspaper published in Davidson County, Tennessee, offer for sale, at public outcry, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 o'clock Noon on Friday, October 18, 1968, to the highest bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions which are expressly waived in said Installment Deed, the parcel of real estate conveyed to me as such Substitute Trustee by said Installment Deed; and the bid of One Thousand Dollars ($1,000.00) therefor made by Louis Komisar, being the highest bid received, said property was struck off and sold to the said Louis Komisar.

NOW, THEREFORE, I, William Hofstetter, Substitute Trustee, by virtue of the power and authority aforesaid, and in consideration of the premises and of the said sum of One Thousand Dollars ($1,000.00) cash in had to me paid by Louis Komisar, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said Louis Komisar, his heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded map of Mrs. Mary Harwell's Subdivision of Lot No. 7 and part of Lot No. 12 on the Plan of Clifton, as originally recorded in Book 21, page 35, Register's Office for said County.

According to unregistered copy of said Plan, said Lot No. 3, fronts 50 feet on the west side of 40th Avenue, North, formerly Clifton Avenue, and runs back between parallel lines, parallel

JN23 CONV $1,000.00
JN23 S'TAX A* 2.00
JN23 PR'FEE A* .50
JN23 W'DEED A* 3.00 * 6.10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
JAN 23 2 36 PM '69
IDENTIF. REFERENCE
A 2 7 9 5 8

to and 100 feet north from Delaware Avenue, 200 feet to an alley.

Being the same property conveyed to John Hardison and wife S. Marie Hardison by deed from Eliza Hyde and Rosa Brown Winstead of record in Book 3098, page 180, Register's Office for Davidson County, Tennessee.

Eliza Hyde and Rosa Brown Winstead join in this instrument for the sole purpose of correcting the description in said deed of record in Book 3098, page 180, Register's Office, Davidson County, Tennessee, to read as follows:

According to a copy of said Plan said Lot No. 3 fronts 50 feet on the east side of 41st Avenue, North, formerly Bass Avenue, and runs back between parallel lines parallel to and 100 feet north from Delaware Avenue, 200 feet to an alley .

TO HAVE AND TO HOLD the said parcel of real estate, together with the title, estate, interest, and appurtenances thereto belonging to the said Louis Komisar, his heirs and assigns.

And I further transfer and convey unto the said Louis Komisar, his heirs and assigns, all the rights and benefits to the covenants and warranties contained in the Installment Deed insofar as I, William Hofstetter, Trustee, as aforesaid, can legally do, but no further and not otherwise.

Said property was advertised and sold subject to all unpaid taxes.

WITNESS my hand this 12 day of Dec, 1968.

William Hofstetter
TRUSTEE

Eliza Hyde
Eliza Hyde

Rosa Brown Winstead
Rosa Brown Winstead

The actual consideration for this transfer or value of property (whichever is greater) is $1,000.00, This is equal to or greater than the property would bring at a fair and voluntary sale.

Linda Bailey

Sworn to and subscribed before me this 23rd day of Jan, 1969.

Louise Miller

My comm. exp. 11-23-69

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. D. Williams, a Notary Public in and for said County and State, the within named William Hofstetter, Trustee, Eliza Hyde and Rosa Brown Winstead, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of Dec, 1968.

J D Williams
Notary Public

My commission expires: 11/23/69