Send Tax Bills To:
Mr. Phillip Klott
204 North Park Circle
Nashville, Tennessee

Map: 93-16
Par: 430
LS

This instrument prepared by:
Elkin Garfinkle
Stahlman Building
Nashville, Tennessee

D E E D

BOOK 4312 PAGE 259

WHEREAS, Elizabeth Johnson executed a note and joined in an Installment Deed to secure said note, conveying to Leah Schwartz, Trustee, the property hereinafter described; said deed is of record in Book 3968, Page 716, Register's Office, Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note and the owner and holder thereof instructed the said Leah Schwartz, Trustee, to institute foreclosure proceedings as provided by said deed; and

WHEREAS, the said Leah Schwartz, Trustee, did advertise in accordance with the provisions of said deed to sell said property at the South Door of the Courthouse at Nashville, Tennessee, on Friday, February 14, 1969, at twelve o'clock noon; and

WHEREAS, at the time and place as named in said advertisement, the said Leah Schwartz, Trustee, offered the property hereinafter described for sale to the highest bidder for cash and the highest and best bid received was that of Phillip Klott who bid eight hundred ($800.00) dollars.

NOW THEREFORE, I, Leah Schwartz, Trustee, in pursuance of the power and authority vested in me by said deed and in consideration of the sum of eight hundred ($800.00) dollars paid in cash by Phillip Klott, the receipt of which is hereby acknowledged, do sell, transfer and convey to Phillip Klott, his heirs and assigns, the following tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being the northeast part of Lot No. 1 of Block "F" on the Plan of the Hermitage Addition to Nashville, described as follows:
> Beginning on the south margin of Robertson Street 14-1/2 feet easterly from the easterly margin of Fairfield Avenue; thence with the south margin of Robertson Street easterly 50 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots southerly 83 feet, more or less, to the northeast corner of a part of said Lot No. 1, formerly owned by Alex Stalcup; thence with the north line of said Stalcup lot westerly 50 feet; thence northerly 83 feet, more or less, to the beginning.

FEB24	CONV	* 800.00				
FEB24	S'TAX		A*	2.08		
FEB24	PR'FEE		A*	.50		
FEB24	W'DEED		A*	3.00	*	5.58

TO HAVE AND TO HOLD the said tract of land with the appurtenances, title and interest thereto belonging to the said Phillip Klott, his heirs and assigns forever.

I make this conveyance in pursuance of the powers vested in me as Trustee, transferring to the said Phillip Klott, his heirs and assigns, the benefit of all warranties as made to me in said deed but not further or otherwise. This conveyance is made subject to all prior liens or encumbrances and restrictions as to building and use and by unpaid taxes.

IN WITNESS OF THE FOREGOING, I have hereunto set my hand at Nashville, Tennessee, this 20TH day of February, 1969.

A 3 1 3 8 4

IDENTIF. REFERENCE
FEB 24 12 48 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

x Leah Schwartz
TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joseph H. Schwartz, a Notary Public in and for said County and State, the within named Leah Schwartz, Trustee, the bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20TH day of February, 1969.

Joseph H. Schwartz
Notary Public

Commission expires:
11/12/72

I hereby swear that the actual consideration or true value of this property transfer, whichever is greater, is $ 800 00

Affiant x Leah Schwartz

Subscribed and sworn to before me this 20th day of Feb. 1969

Joseph H. Schwartz
Notary Public

My Commission Expires: 11/12/72