ADDRESS NEW OWNER AS:
Charles E. Gann et ux
Box 65
Old Hickory, Tenn

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS:
Map 53-8
Par. 61
n.o.

TRUSTEE'S DEED BOOK 4312 PAGE 921

Default having occurred under the terms, conditions and payments as provided in Warranty Deed from James Edward Collins and wife, Linda Joyce Collins to Webster Lawrence and wife, Thelma Lawrence, which said deed is dated July 16, 1963, and recorded in Book 3577, page 435, Register's Office for Davidson County, Tennessee, in which deed the said Webster Lawrence and wife, Thelma Lawrence assumed and agreed to pay balance of a promissory note described in Installment Deed of record in Book 3533, page 355, in which said deed said James Edward Collins and wife Linda Joyce Collins conveyed the property therein described to W. S. Hofstetter, Trustee, to secure payment of Installment Deed Note therein described, and the owner of said indebtedness having, in accordance with the provisions of said Installment Deed declared the entire indebtedness due and payable, having been by said owner requested so to do, I, W. S. Hofstetter, Trustee, by virtue of the power and authority vested in me as such 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 of 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, February 21, 1969, 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 Trustee by said Installment Deed; and the bid of Three Thousand Five Hundred Ten (3,510.00) Dollars therefor made by Charles E. Gann and wife Bobbie Jean Gann, being the highest bid received, said property was struck off and sold to the said Charles E. Gann and wife, Bobbie Jean Gann.

NOW, THEREFORE, I, W. S. HOFSTETTER, TRUSTEE, by virtue of the power and authority aforesaid, and in consideration of the premises and of the said sum of Three Thousand Five Hundred Ten (3,510.00) Dollars, cash in hand to me paid by Charles E. Gann and wife Bobbie Jean Gann, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Gann and wife Bobbie Jean Gann, their heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, described as follows:

> Being the northerly 72 feet of Lot No. 14, Block 10 on the Plan of Dabbs and Elliott's Subdivision, as of record in Book 547, page 97, Register's Office for said County.
>
> Said part of Lot No. 14 fronts 72 feet on the westerly side of Dabbs Avenue and extends back between parallel lines with the southerly margin of an alley, 50 feet to a dead line.

TO HAVE AND TO HOLD the said parcel of real estate, together with the title, estate, interest and appurtenances thereto belonging to the said Charles E. Gann and wife Bobbie Jean Gann, their heirs and assigns.

And I further transfer and convey unto the said Charles E. Gann and wife Bobbie Jean Gann, their heirs and assigns, all the rights and benefits to the covenants and warranties contained in the Installment Deed insofar as I, W. S. 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 25th day of February, 1969.

W. S. Hofstetter
TRUSTEE

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, ~~Eunice Miller~~ O.B. Hofstetter, a Notary Public in and for said County and State, the within named W. S. Hofstetter, 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 25 day of February, 1969.

O.B. Hofstetter
Notary Public

My commission expires:

July 22, 1968

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

IDENTIF. REFERENCE T

FEB 25 3 45 PM '69
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

A 3 1 6 7 3

The actual consideration for this transfer or value of property (whichever is greater) is $ 3516.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

W. S. Hofstetter

Sworn to and subscribed before me this 25 day of Feby, 1968

O.B. Hofstetter

My comm. exp. Feb 22/69

FEB25'69 CONV *3,510.00
FEB25'69 S'TAX A* 9.10
FEB25'69 PR'FEE A* .50
FEB25'69 W'DEED A* 3.00 * 12.60