New owner:
Charles O. Stuart
1813-1/2 Jefferson Street
Nashville, Tennessee

Mail tax bills to:
Same

THIS INSTRUMENT PREPARED BY:
O. B. Hoffstetter, Jr.,Atty.
American Trust Building
Nashville, Tennessee

Map 81-3
Par. 291

BOOK 4313 PAGE 351

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment on the indebtedness described in, and secured by, installment deed dated September 28, 1953, executed by Jennie Belle Hudson to Will Gordon and Carrie Lee McAdoo, of record in Book 2198, page 374, Register's Office for Davidson County, Tennessee, securing payment of vendor's lien note, the payment of the unpaid balance of which was assumed by Charles O. Stuart and wife, Amanda Ruth Stuart, by deed from said Will Gordon and Carrie Lee McAdoo, dated May 7, 1958, and of record in Book 2748, page 57, said Register's Office, and the owner of said indebtedness having, in accordance with the provisions of said installment deed, declared the entire indebtedness due and payable, I, O. B. Hofstetter, Jr., having been appointed as Substitute Trustee by instrument of record in Book 3885, page 326, said Register's Office, by virtue of the power and authority vested in me as such Substitute Trustee by the provisions of the said installment deed, having been requested by said owner so to do, did, after causing notice of the sale to be duly and regularly published in The Nashville Record, a newspaper published in Davidson County, Tennessee, offer for sale at public outcry at the south door of the courthouse in Davidson County, Tennessee, at 12:00 o'clock Noon on **Tuesday, Feb. 18, 1969**, to the highest bidder for cash, 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 described in said installment deed; and the bid of Three Thousand Two Hundred Fifty---- ($3,250.00) Dollars therefor made by Charles O. Stuart being the best bid received, said property was struck off and sold to the said Charles O. Stuart.

NOW, THEREFORE, I, O. B. HOFSTETTER, JR., SUBSTITUTE TRUSTEE, by virtue of the power and authority aforesaid, and in consideration of the premises and of the said sum of Three Thousand Two Hundred Fifty and 00/100 ($3,250.00) Dollars, cash in hand to me paid by Charles O. Stuart, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said Charles O. Stuart, his (successors) heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, and described as follows:

Being part of the Lot No. 12 on the Plan of Owens Buena Vista Lots, of record in Book 15, pages 10 and 11, Register's Office for said County, as follows:
Said part of said lot is described as follows:
Beginning at a point, the southwest corner of Cass Street and 10th Avenue, North; thence with the southerly margin of Cass Street westerly 128.1 feet to an alley in the rear; thence with the easterly margin of said alley southerly 61 feet; thence easterly 128.1 feet, more or less, to a point in the westerly margin of 10th Avenue, North, 60 feet from Cass Street; thence along the westerly margin of 10th Avenue, North, 60 feet to the point of beginning.
Being the same property conveyed to Charles O. Stuart and wife, Amanda Ruth Stuart, by deed from Will Gordon, et al, of record in Book 2748, page 57, said Register's Office.

FEB27 CONV *3,250.00
FEB27 S'TAX B* 8.32
FEB27 PR'FEE B* .50
FEB27 W'DEED B* 3.00 * 11.82

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 O. Stuart, his _____, _____ (successors) heirs and assigns.

And I further transfer and convey unto the said _____ Charles O. Stuart, his _____, _____ (successors) heirs and assigns, all the rights and benefits to the covenants and warranties contained in the said installment deed insofar as I, O. B. Hofstetter, Jr., Substitute Trustee as aforesaid, can legally do, but no further and not otherwise.

Said property was advertised and sold subject to all unpaid taxes that may be a lien against said property.

WITNESS my hand this 18th day of February, 1969.

O B Hofstetter Jr.
SUBSTITUTE TRUSTEE

A 31869

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IDENTIF. REFERENCE

FEB 27 10 32 AM '69
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named O. B. Hofstetter, Jr., 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 19th day of February, 1969.

Eunice Miller
Notary Public

My commission expires:
Nov. 23, 1969

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $3,250.00

Mary Ensey, Agent, Affiant.

Subscribed and sworn to before me, this

19th day of February, 1969.

Notary Public.

My commission expires: My Commission Expires April 21, 1971

NOTARY PUBLIC DAVIDSON COUNTY, TENN.