W. RUFUS PARDUE
LAWYER
224½ FOURTH AVE., NORTH
NASHVILLE 3, TENN.

THIS INSTRUMENT PREPARED BY W.Rufus Pardue,Attorney,224½-4th Ave,N,Nashville,Tenn,37219,

Send Tax Bills to New Owners,
Cloud V. Eckhardt et ux,(Helen E.)
3818 West End Ave,Nashville,Tenn.,37205,

MAP PARCEL NUMBER
27W-24015

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W. RUFUS PARDUE, TRUSTEE,

TO / FORECLOSURE DEED:

CLOUD V. ECKHARDT and wife, HELEN E. ECKHARDT,

WHEREAS, on November 2,1966, by Installment Deed, executed by Cloud V. Eckhardt and wife, Helen E. Eckhardt, of record in book 4074, page 295, Register's Office for Davidson County,Tennessee, certain real estate, therein and hereinafter particularly described,was conveyed to George Ewin; and

WHEREAS, a vendor's lien was expressly retained upon said land to secure and make certain the payment of two notes, of even date therewith,as follows: (a) one note for $300.00,,due on or before December 1, 1966, with 6% interest from date and (b) one note for principal sum of $1,700.00 ,with interest from date at 6%, amortized over a period of 36 months for the sum of $51.72 each,due monthly,beginning December 2, 1966 and with remainder on November 2,1969; and providing for payment of attorney's fees and to secure the payment of said indebtedness,principal,interest,and attorney's fees; and for the purpose of better and more effectually securing the payment of said lien indebtedness rendering unnecessary court proceedings for the enforcement of said lien in the event of non-payment of said debt,and installments thereof,as they mature; and providing ,at the option of the lawful owners and holders thereof,that any default in payment,as aforesaid,could declare all remaining unpaid installments due and payable, the said George Ewin, conveyed the said real estate to W.RUFUS PARDUE,TRUSTEE, his successors and assigns; -to carry out said uses and trusts; and ,

WHEREAS, default occurred in the payment of all of said notes and the debt secured thereby,and not any payment has been made thereon,and demand has repeatedly been made for payment,and the said lawful owners and holders of said indebtedness has declared all of said debt due and payable and has requested the said TRUSTEE to proceed to foreclose and sell said real estate,to the highest bidder,at public auction,(which notice said TRUSTEE mailed to the last known address of said George Ewin,on January 28, 1969) ; and

WHEREAS, I, W.RUFUS PARDUE,TRUSTEE, duly advertised in The Nashville Record, a weekly newspaper published in Davidson County,Tenn.,the date,place and terms of said sale, said advertisements appearing in said newspaper.beginning with the issue of February 18,1969, and continuing weekly for three successive weeks,said first publication being more than twenty days' prior to said sale; and I, W.RUFUS PARDUE,

TRUSTEE, personally attended at the time and place, mentioned in said advertisements and in said Installment Deed, and offered said property for sale at public auction, at the south door of the Court House in Nashville, Davidson County,Tenn.,on this THURSDAY, MARCH, 13, 1969, at 12 o' clock noon, Central Standard Time, and the same was sold to CLOUD V. ECKHARDT and wife,HELEN E. ECKHARDT, for the sum of TWENTY FOUR HUNDRED SIXTY FIVE ($2,465.00) - - - - - - - - - Dollars, which was the highest, last and best bid; which was duly credited and applied on said debt, (principal, interest,Attorney's and Trustee's fees,advertisement,etc.;

NOW, THEREFORE, I. W.RUFUS PARDUE, TRUSTEE, by virtue of the power,duty and authority in me vested by said Installment Deed, IN CONSIDERATION of the premises and of the sum of TWENTY FOUR HUNDRED SIXTY FIVE ($2,465.00)- - - - Dollars, credited and applied as aforesaid, have this day baragined and sold and by these presents do hereby transfer and convey unto the said CLOUD V. ECKHARDT and wife, HELEN E. ECKHARDT, their - - - - - - - - - - - - - - - heirs and assigns,forever, the following real estate, to-wit:

" Land in Davidson County,Tennessee, being lot No.39 on the Map of Thornby Place, the plan of which is of record in book 332,page 3, Register's Office for said County.
Said lot No.39 fronts 50 feet on the south side of McKennie (formerly Dayton) Avenue and runs back between parallel lines 145 feet, more or less,to an alley in the rear." (Guaramty Title Company's Guaranty No. 191 471).
Map Parcel Number 27W-24015.

Said sale and this conveyance is made expressly SUBJECT to any and all taxes, which are unpaid and a lien upon said property, - believed to be for the years 1966, 1967, 1968 and 1969,- and at the time of the execution and delivery of said Installment Deed, on November 3,1966, said property was a VACANT lot,but subsequently a frame house was removed from another location, but evidently abandoned before completion, and during the interim vandals and the elements have damaged the same.

TO HAVE AND TO HOLD the said property to the said CLOUD V. ECKHARDT and wife, HELEN E. ECKHARDT, their - - - - - - - - - - - - heirs and assigns, forever. BUT THIS CONVEYANCE is made by the undersigned TRUSTEE ONLY in his capacity as such TRUSTEE and pursuant to the powers, duty and authority conferred by and with the benefit of all the warranties contained in said Installment Deed,but no further or otherwise. IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tenn.,this the 13th day of March, 1969.

W. Rufus Pardue,

TRUSTEE.

STATE OF TENNESSEE,

COUNTY OF DAVIDSON,

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named W.RUFUS PARDUE, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing foreclosure deed instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE, this the 17 of MARCH, 1969.

H. G. Bauer

NOTARY PUBLIC,

My commission expires 27 day of July 1969.

* + *

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2000.00 Affiant Lloyd Leckhard

Subscribed and sworn to before me this 19 day of March 1969

Deputy Register B Bumble

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IDENTIF. REFERENCE

MAR 19 10 59 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 19 69	CONV	*2,000.00		
MAR 19 69 S'TAX			B* 5.20	
MAR 19 69 PR'FEE			B* .50	
MAR 19 69	W'OFEE		B* 4.50	* 10.20