GULLETT, STEELE, SANFORD & ROBINSON
TWENTY-THIRD FLOOR, LIFE & CASUALTY TOWER
NASHVILLE, TENNESSEE 37219

New Owner
Leon Gilbert
7th Floor - 3 M Natl Bk Bldg.
Nashville, Tenn. 37219
Send Tax Statement same

Map. 71-10
Par. 34
PW

# TRUSTEE'S DEED

BOOK 4357 PAGE 569

THIS INDENTURE, made and entered into on this the 13th day of August, 1969, by and between CHARLES NELSON, JR., TRUSTEE, FIRST PARTY, and LEON GILBERT of Nashville, Tennessee, SECOND PARTY;

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated April 3, 1964, of record in Book 3735, page 561, Register's Office for Davidson County, Tennessee, William M. Fitzgerald, unmarried, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment to Home Federal Savings & Loan Association of Nashville of a promissory note in the original principal sum of Four Thousand Three Hundred and 00/100 ($4,300.00) Dollars; and

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and deed of trust; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said deed of trust, notices of the time and place of said sale being published in The Nashville Record on July 15, 1969, July 22, 1969, and July 29, 1969; and

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee on August 13, 1969, at 12:00 o'clock noon, Leon Gilbert being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Three Thousand Three Hundred Forty-Five and 52/100 ($3,345.52) Dollars, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

This instrument prepared by
GULLETT, STEELE, SANFORD & ROBINSON
L & C Tower, Nashville, Tenn.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, his heirs and assigns, the following described real property, situated in Davidson County, Tennessee:

Being Lots Nos. 1 and 2 on the Plan of the Subdivision of Lot 7 of the Z. C. Utley Tract, as of record in Book 57, page 139, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 139 feet on the westerly side of Brick Church Pike and run back 194 feet on the southerly line and 167-3/4 feet on the northerly line with the southerly margin of Read Avenue to an alley, measuring 124 feet thereon.

Being the same property conveyed to William M. Fitzgerald and wife, Edith Fitzgerald, by deed from Sam L. Ghee and wife of record in Book 1907, page 629, said Register's Office.

Being the same property conveyed to William M. Fitzgerald by quitclaim deed from Edith Fitzgerald of record in Book 3707, page 111, said Register's Office.

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The above described real property is improved and is located 1324 Brick Church Pike, Nashville, Tennessee 37207. It is parcel #24 on map #71-10. Tax statements should be sent to Mr. Leon Gilbert, Third National Bank Building, Nashville, Tennessee 37219.

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TO HAVE AND TO HOLD the aforesaid real estate unto the said Second Party, his heirs and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, his heirs and assigns, against the lawful claims of all persons whomsoever.

[illegible] swear or affirm that the actual consideration or true value for this [illegible] is greater is $3341.32. Affiant Leon Gilbert

[illegible] subscribed and sworn to before me this 14 day of Aug 1969

Deputy Register A. Gentry

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Trustee
FIRST PARTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Charles Nelson, Jr., 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 13th day of August, 1969.

Shirley L. Johnson
Notary Public

My commission expires: 10/28/69

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Leon Gilbert, hereby swear that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leon Gilbert, Affiant

Subscribed and sworn to
before me this 13th day
of August, 1969.

Notary Public

My commission expires:

AUG 14 68 CONV *3,345.52
AUG 14 68 S TAX A* 8.58
AUG 14 68 PRTEE A* .50
AUG 14 68 W DEED A* 4.50 * 13.58

IDENTIF. REFERENCE

AUG 14 11 15 AM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A 50813