M-105-14
P 112

BOOK 4405 PAGE 421

New owner:
John A. Rutledge et ux.
2218 Grantland Ave.
Nashville, Tennessee

TRUSTEE'S DEED

Send tax bills to:
John A. Rutledge
2811 Nolensville Road
Nashville, Tennessee

WHEREAS, on September 11, 1969, Rexford Marvin Lowman and wife, V. Laverne Lowman conveyed the property herein described by instrument recorded in book 4363, page 953, to Herman Sandlin and wife, Gaynell Sandlin, and

WHEREAS, the said conveyees joined in said instrument and conveyed the property to William O. Lee, Trustee, for the purpose of securing the payment of the note described in said instrument, and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the said William O. Lee, Trustee, to institute foreclosure proceedings as provided in said instrument, and

WHEREAS, the said William O. Lee, Trustee, did advertise in accordance with the provisions in said instrument to sell said property at the south door of the court house in Nashville, Tennessee, on March 16, 1970, at 12:00 O'Clock Noon, and

WHEREAS, at the time and place as named in said advertisement, the said William O. Lee, Trustee offered the property herein described for sale to the highest bidder for cash, and the highest and best bid received was that of John E. Rutledge and wife, Doris T. Rutledge whose bid was $ 3,015.17 , and also subject to the unpaid balance of a vendor's lien note contained in book 3614, page 65, Register's Office for said County.

NOW THEREFORE, I, William O. Lee, Trustee, in pursuance of the powers and authority contained in said instrument, and in consideration of $ 3,015.17 paid in cash by John A. Rutledge and wife, Doris T. Rutledge, the receipt of which is hereby acknowledged, do by these presents sell, transfer and convey unto the said John A. Rutledge and wife, Doris T. Rutledge, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, as follows:

Being lot No. 3 and the northerly half of lot No. 4 of Block 12 on the Plan of Yarbrough's Subdivision of Woodland, as of record in book 161, page 87, Register's Office for said County.
Said lot No. 3 and part of lot No. 4 front together 75 feet on the e easterly side of Grantland Avenue and run back between parallel lines, 165 feet to an alley.

MAR 20 CONV *6,200.00
MAR 20 S'TAX A* 16.12
MAR 20 PR'FEE A* .50
MAR 20 W'DEED A* 3.00 * 19.62

THIS INSTRUMENT PREPARED BY
William O. Lee
American Trust Bldg.
Nashville, Tennessee

Being the same property conveyed to Rexford Marvin Lowman and wife, V. LaVerne Lowman, by deed from Minnie Nolen Beasley, of record in book 3614, page 65, Register's Office for said County.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said John A. Rutledge and wife, Doris T. Rutledge, their heirs and assigns forever.

I make this conveyance in pursuance to the powers vested in me as Trustee, transferring to the said John A. Rutledge and wife, Doris T. Rutledge, their heirs and assigns, the benefit of all warranties as made to me in said instrument, but no further or otherwise.

Testified at Nashville, Tennessee, this March 16th, 1970.

A72049

IDENTIF. REFERENCE T

MAR 20 2 02 PM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

William O. Lee
Trustee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, the within named William O. Lee, 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 18th day of March, 1970.

NOTARY PUBLIC AT LARGE TENNESSEE STATE

Mary Ensley
Notary Public.

My commission expires: June 6, 1972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $64,200.00.

NOTARY PUBLIC AT LARGE TENNESSEE STATE

L. R. James Jr. agent
Affiant

Subscribed and sworn to before me, this 16th day of March, 1970.

Mary Ensley
Notary Public.

My commission expires: June 6, 1972