Drumen M. L. Randall
1234 Stafleman Bldg
Memphis, Tennessee

- Dy statements
same address

BOOK 4112 PAGE 983

TRUSTEE'S DEED Map 72-14
Par. 198

Default having been made in the terms, conditions, and payments made and provided for in a Trust Deed and Note dated the 19th day of November, 1968, and recorded in Book 4371, Page 795, Register's Office for Davidson County, Tennessee, Eugene Oliver Coffman, Sr. and mother, Mrs. Ruth L. Coffman, to Julia L. Mallernee, Trustee, and whereas, the owner and holder of said indebtness M. L. Randall having demanded the payment of said indebtness all of which is past due and unpaid, and whereas, the holder of said indebtness having directed the Trustee to sell said property as provided for in said Trust Deed, and whereas, the property was advertised according to the terms and conditions in the Deed of Trust aforesaid naming the 9th day of April, 1970, at 12:00 o'clock Noon, at the south door of the court house in Davidson County, Tennessee, as the time and place of sale, and whereas, pursuant to said notice as published as provided for the said property was offered for sale to the highest bidder for cash free from the equity of redemption, homestead, dower and all other exemptions of each and every kind which were expressly waived in the Deed of Trust, but subject to liens of all prior unpaid taxes and a prior Deed of Trust of record in Book 4180, Page 64, Register's Office for Davidson County, Tennessee, and at time and place there appeared M. L. Randall whose bid of Five Hundred and no/100 Dollars ($500.00), was the highest, best and only bid made.

Now, therefore, for and in consideration of the sum of Five Hundred and no/100 Dollars ($500.00), which sum has been credited against the indebtness secured and the costs of this foreclosure, I, Julia L. Mallernee, Trustee, have bargained and sold and by these presents do transfer and convey unto M. L. Randall, his heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

> BEING the westerly part of Lot No. 33 and the easterly part of Lot 34, on the Plan of H. M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County, and described as follows:
> BEGINNING on the southerly margin of Douglas Avenue, 6 feet 11 inches easterly from the corner of Lots 33 and 34; thence with the southerly margin of said Avenue, westerly 43 feet 7 inches to a point 13 feet 4 inches easterly from the northwest corner of Lot 34; thence southerly 174 feet to a point on the northerly margin of an alley 11 feet easterly from the south-

west corner of Lot 34; thence with the northerly margin of said alley, easterly 44½ feet to a point 5½ feet easterly from the corner of Lots 33 and 34; thence northerly 174 feet to the beginning.
BEING the same property conveyed to Eugene Oliver Coffman, Sr. and mother, Mrs. Ruth L. Coffman, by deed from Wilburn L. Birdwell and wife, Velma L. Birdwell, as of record in Book _____, Page _____, Register's Office for said County.

To have and to hold the aforesaid real property, together with all the appurtenances there unto belonging unto the said M. L. Randall, his heirs and assigns, forever. And I, Julia L. Mallernee, Trustee, do hereby transfer unto the said M. L. Randall all of the covenants and warranties in the aforesaid Deed of Trust contained, and do hereby warrant the title to same as fully and as effectively as I am authorized to do as Trustee, but not further or otherwise.

WITNESS my hand this the 13th. day of April, 1970.

Julia L. Mallernee - Trustee

CONV 10,000.00
S'TAX A* 26.00
PR'FEE A* .50
W'DEED A* 3.00 * 29.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named, Julia L. Mallernee, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as Trustee for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 13 day of April, 1970.

NOTARY PUBLIC

My commission expires: 12-7-70.

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 23 day of April, 1970

Deputy Register

IDENTIF. REFERENCE

APR 23 1 54 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A 75382

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
500 Stahlman Bldg,
Nashville, Tenn. 37201