BOOK 4438 PAGE 540

GEORGE E. JOHNSTON, TRUSTEE
Map. 61-6

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

D E E D

TO----------DEED
Par. 111 pw
LAWRENCE E.JOHNSTON, ET UX

WHEREAS, Lawrence E. Johnston and wife, Montieray Johnston, by installment deed dated the 10th day of February, 1970, and recorded in Book 4399, Page 103, of the Register's Office for Davidson County, Tennessee, conveyed certain real property therein described to John B. Beckett, Trustee, with full power to sell, mortgage, transfer and convey without the joinder of any beneficiary; and wherein the said John B. Beckett, Trustee, as aforesaid, joined therein and conveyed the real property therein described to George E. Johnston, as Trustee, for the purpose of securing two certain purchase money notes executed by him of even date therewith, and also interest to accrue on same, attorney's fee and costs of collection if necessary, as provided therein; and

WHEREAS, the indebtedness secured by the terms and provisions of said installment deed was not paid according to the terms and conditions of same, and pursuant to the authority vested in the powers of foreclosure in said installment deed, the lawful owners and holders of said notes and of said indebtedness declared the entire indebtedness secured by said installment deed and trust powers immediately exigible, due and payable, and the said George E. Johnston, Trustee, at the request of the holders of said notes, thereupon advertised the said property for sale in accordance with the provisions of said powers contained in the said installment deed, in the Nashville Record, a Newspaper published in Davidson County, State of Tennessee, naming Wednesday, August 12, 1970, at 12:00 Noon, at the South Door of the Courthouse, located on the Public Square

Buyer:
Lawrence E. Johnston etux
4100 Hetsay Ave.
Nashville, Tenn 37

Jay Bills
Same

in Nashville, Davidson County, Tennessee, as the time and place of sale; and

WHEREAS, the said George E. Johnston, Trustee, appeared at the time and place mentioned in said advertisement and offered said land for sale, to the highest bidder, for cash, in accordance with the terms of said powers contained in said installment deed, at which time and place, LAWRENCE E. JOHNSTON and wife, MONTIERAY JOHNSTON, appeared and bid the sum of Ten Thousand Four Hundred Dollars ($10,400.00) for said real estate described in said installment deed, which bid being the highest, best and last bid made, was duly accepted by the Trustee, and the property was struck off and sold to the said LAWRENCE E. JOHNSTON and wife, MONTIERAY JOHNSTON, subject, however, to all unpaid taxes that may be a lien against the said property.

NOW, THEREFORE, in consideration of the premises and of the sum of Ten Thousand Four Hundred Dollars ($10,400.00), which has been credited on the above indebtedness mentioned in said installment deed, from the said Lawrence E. Johnston and wife, Montieray Johnston, to the said John B. Beckett, Trustee, etc., interest on same, attorney's fee, trustee's commissions, and costs of foreclosure, I, GEORGE E. JOHNSTON, TRUSTEE, as aforesaid, have bargained and sold and do hereby convey unto the said LAWRENCE E. JOHNSTON and wife, MONTIERAY JOHNSTON, their heirs and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 125 on the Plan of Maplewood Heights Subdivision, as of record in Plan Book 547, pages 77 and 78, Register's Office for said County.

AUG 13 80	CONV	10,400.00				
AUG 13 80	S'TAX		A*	27.04		
AUG 13 80	PR'FEE		A*	.50		
AUG 13 80	W'DEED	-2-	A*	6.00	*	33.54

Beginning on the southerly margin of Maplewood Lane at its intersection with the easterly margin of Edwards Avenue; thence with the southerly margin of said lane, eastwardly 144.94 feet; thence southwardly 144.94 feet; thence southwardly 140 feet, more or less, to the line between Lots Nos. 124 and 125; thence with the line between said two lots, westwardly 140 feet to the easterly margin of said Edwards Avenue; thence with the easterly margin of same northwardly 107 feet to the beginning.

Being the same property conveyed to John B. Beckett, Trustee, by installment deed from Lawrence E. Johnston and wife, Montieray Johnston, of record in Book 4399, Page 103, Register's Office of Davidson County, Tennessee; the description thereof having been amended by instrument of correction executed by Lawrence E. Johnston and wife, Montieray Johnston, of record in Book 4410, Page 236, of said Register's Office, said property being described in said instrument of correction as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 125 on the Plan of Maplewood Heights Subdivision, as of record in Plan Book 547, pages 77 and 78, Register's Office for said County.

Beginning on the southerly margin of Maplewood Lane at its intersection with the easterly margin of Edwards Avenue; thence with the southerly margin of said lane, eastwardly 144.94 feet; thence southwardly 140 feet, more or less to the line between Lots Nos. 124 and 125; thence with the line between said two lots,westwardly 140 feet to the easterly margin of said Edwards Avenue; thence with the easterly margin of same northwardly 107 feet to the beginning.

TO HAVE AND TO HOLD said tract or parcel of land to the said Lawrence E. Johnston and wife, Montieray Johnston, their heirs and assigns, in fee simple, forever.

The said George E. Johnston, Trustee, transfers and conveys unto the said Lawrence E. Johnston and wife, Montieray Johnston, their heirs and assigns, all of the right and benefit of the warranty and all of the covenants contained in said installment deed and the powers of sale therein contained, in as

full a manner as in said installment deed he can, or should, convey, but not otherwise.

This conveyance is made subject to all unpaid taxes which may be a lien against the property.

This the 12th day of August, 1970.

George E. Johnston

George E. Johnston, Trustee

A86853

IDENTIF. REFERENCE

AUG 13 3 26 PM '70

FELIX E. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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 George E. Johnston, 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 office in Nashville, Tennessee, this the 13th day of August, 1970.

Carolyn H. Brock

Notary Public at large for the State of Tennessee

My Commission Expires:

June 23, 1973

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $_____. Affiant_____

Subscribed and sworn to before me this_____day of_____19___

Deputy Register_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,400.00.

Laurence E. Johnston

Affiant

Subscribed and sworn to before me, this the 13th day of August, 1970.

Carolyn H. Brock

Notary Public at large for the State of Tennessee

My Commission Expires:

June 23, 1973

This is improved property known as 4216 Edwards Avenue, Nashville, Tennessee 37216