LAW OFFICES
BAILEY, EWING, DALE & CONNER
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

BOOK 4456 PAGE 860

TRUSTEE'S DEED

FROM: J. C. DALE, JR., TRUSTEE

TO: ROBERT C. TAYLOR

Deed Prepared by:
J. C. Dale, Jr. of
Bailey, Ewing, Dale & Conner, Attorneys
Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:	Map-Parcel Nos.
Robert C. Taylor 924 North Clarksdale Memphis, Tennessee	Same	103-8-238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The property hereinafter described was sold at foreclosure sale, subject to a prior mortgage of approximately Two Thousand Three Hundred Fifty and 00/100 ($2,350.00) Dollars, and 1970 Metropolitan Taxes, and the best bid received was Thirteen Thousand Five Hundred and 00/100 ($13,500.00) Dollars bid by the said Robert C. Taylor.

Subscribed and sworn to before me this 4 day of November, 1970.

J. C. DALE, JR.,

Notary Public

My Commission Expires: 5-21-73

WHEREAS, by deed of trust dated November 9, 1962, and recorded November 16, 1962, in Book 3509, Page 487, Register's Office for Davidson County, Tennessee, the hereinafter described property, together with other tracts of real estate, was conveyed to the undersigned, J. C. Dale, Jr., Trustee, to secure payment of certain indebtedness of the makers of said Deed of Trust to the Third National Bank in Nashville, Tennessee, and National Union Fire Insurance Company of Pittsburgh, Pa., as evidenced by notes and other obligations described in said Deed of Trust, to which reference is made for its contents; and

WHEREAS, the said makers of said notes and Deed of Trust having defaulted in payment of the indebtedness represented and secured thereby, and the holders and owners of said indebtedness having requested the undersigned J. C. Dale, Jr., as Trustee to foreclose upon the undisposed of properties conveyed by said Deed of Trust, the undersigned Trustee did advertise the hereinbelow described real estate in accordance with said Deed of Trust for sale at 11:00 A.M. on Friday, October 30, 1970, at the front door of the Metropolitan Courthouse, in Nashville, Davidson County, Tennessee, at public outcry, to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust, but subject to the prior liens and encumbrances, including unpaid property taxes; and

WHEREAS, the sale of said property was duly advertised by publication in The Nashville Record, a newspaper of general circulation, published in Nashville, Davidson County, Tennessee, on October 6, October 13, and October 20, 1970, in accordance with the requirements of said Deed of Trust and at the time and place designated for said sale, the undersigned Trustee did offer said property for sale on the terms hereinabove set forth, making the further announcement at the sale that

all sales would be subject to the redemption period of one hundred twenty (120) days provided by law for the Internal Revenue Service of the United States, because of the indebtedness of some of the makers of the notes and Deed of Trust involved to the United States for taxes assessed after the effective date of the Deed of Trust under which the foreclosure was held, and the said Robert C. Taylor was the highest bidder for said property with a bid of Thirteen Thousand Five Hundred and 00/100 ($13,500.00) Dollars, and said bid of Thirteen Thousand Five Hundred ($13,500.00) Dollars was accordingly accepted and said property was sold to the said Robert C. Taylor for said sum, subject to the lien of the aforesaid first mortgage, Metropolitan Property Taxes owing thereon, and the said redemption right of the Internal Revenue Service.

NOW, THEREFORE, the undersigned, J. C. Dale, Jr., Trustee as aforesaid, as authorized by said Deed of Trust, having received from the said purchaser, the said Robert C. Taylor, the sum of Thirteen Thousand Five Hundred Dollars ($13,500.00) in cash, the receipt of which is hereby acknowledged, has, in accordance with the authority vested in him by said Deed of Trust, bargained and sold and by these presents does hereby transfer and convey unto the said Robert C. Taylor, his heirs and assigns, the following described real estate located in Nashville, Davidson County, State of Tennessee, said property being improved and being known as City of Nashville Number 3913 Cambridge Avenue, and being more particularly described as follows:

TRACT NO. 3: Being TRACT VII of said Deed of Trust being land in Davidson County, Tennessee, being Lot No. 12 of Block "H" on the Plan of Cherokee Park, Second Section, as of record in Book 547, pages 175 and 176, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the southerly side of Cambridge Avenue, and runs back 132.67 feet on the westerly line, and 137.33 feet on the easterly line, to a dead line, and measures 60.18 feet thereon. Being the same property conveyed to William L. Sadler by deed from J. E. Goodman and wife, of record in Book 1025, page 337, said Register's Office.

TRACT NO. 4: Being TRACT VIII of said Deed of Trust, being land in Davidson County, Tennessee, being the westerly one-half of Lot No. 11 of Block "H" on the plan of the Cherokee Park Subdivision, Section 2, as of record in Book 547, pages 175 and 176, Register's Office for said County.

Said westerly one-half of Lot No. 11 fronts 30 feet on the southerly side of Cambridge Avenue and runs back on the east side with a line equally dividing said lot, a distance of approximately 139.66 feet and on the west line a distance of 137.33 feet to a dead line, measuring 30.09 feet thereon. Being the same property conveyed to William L. Sadler and wife, Mary T. Sadler, by deed from P. F. Moore and wife, of record in Book 1238, page 98, said Register's Office. Tracts Nos. 3 and 4 together comprise the homeplace of William L. Sadler and wife, located at City No. 3913 Cambridge Avenue.

To have and to hold said tracts or parcels of land with the appurtenances, estates, title and interest thereto belonging to the said Robert C. Taylor, his heirs and assigns forever, subject however, to the unpaid Metropolitan Property Taxes, the first mortgage indebtedness mentioned hereinabove, and the redemption right of the Internal Revenue Service of the United States.

And the said J. C. Dale, Jr., Trustee, does hereby transfer, assign and set over to Robert C. Taylor, all of the covenants and

warranties contained in the aforesaid Deed of Trust, and does hereby warrant title to the extent that he is authorized to do so, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said J. C. Dale, Jr., Trustee, has executed this Deed on this 4th day of November, 1970.

J. C. DALE, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named J. C. Dale, 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 4th day of November, 1970.

Judy M. Butler
Notary Public

My Commission Expires:
5-21-73

IDENTIF. REFERENCE

NOV 4 2 48 PM '70

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

A 95209

NOV-4 70	CONV	13,500.00				
NOV-4 70 S'TAX			A*	35.10		
NOV-4 70 PR'FEE			A*	.50		
NOV-4 70 W'DEED			A*	4.50	*	40.10