Address of New Owner:

Map 92-13
Parcel 241

Edwin B. Raskin
15th Floor
Third National Bank Bldg.
Nashville, Tennessee

4458 PAGE 164

Send Tax Bills To:

Same

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7,000.00

Stanley M. Chernau Trustee
Affiant

Subscribed and sworn to before me, this the 9th day of December, 1970.

Ramona Gossett
Notary Public

My Commission Expires:
February 3, 1974

D E E D

WHEREAS, by Installment Deed dated September 11, 1969, of record in Book 4377, page 322, Register's Office for Davidson County, Tennessee, Larry E. Coleman and wife, Dorinda Coleman, conveyed the property hereinafter described to Stanley M. Chernau, Trustee, to secure the payment of the indebtedness mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Installment Deed, and Edwin B. Raskin, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property;

WHEREAS, I, Stanley M. Chernau, Trustee, did give notice of the time and place of sale by publication in the Trades and Labor News, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on July 9, July 16, and July 23, 1970, respectively;

WHEREAS, pursuant to said notice, I, the undersigned Stanley M. Chernau, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the rights of equity of redemption and homestead, on Monday, August 3, 1970, at 12:00 o'clock Noon, at the south door of the Court House in Nashville, Davidson County, Tennessee; and

Clear Mail to: S.M. Chernau
218 Third Avenue N.
Nashville, Tenn 37201

WHEREAS, at said sale, EDWIN B. RASKIN was the highest and best bidder, the amount of his bid being in the sum of SEVEN THOUSAND & NO/100 ($7,000.00) DOLLARS.

NOW, THEREFORE, for and in consideration of an amount of SEVEN THOUSAND & NO/100 ($7,000.00) DOLLARS, cash in hand paid by Edwin B. Raskin, the receipt of which is hereby acknowledged, I, Stanley M. Chernau, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Edwin B. Raskin, his heirs and assigns, the following described property in Davidson County, to-wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Block 30 on the Map of Charlotte Park, Second Addition, extended, as of record in Book 421, page 10, Register's Office for said County.
>
> Said part of Block 30 fronts 50 feet on the southerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Larry E. Coleman and wife, Dorinda Coleman, by deed from Stanley M. Chernau, Trustee, of record in Book 4377, page 322, Register's Office for said County.
>
> This conveyance is subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said EDWIN B. RASKIN, his heirs and assigns, forever.

I, Stanley M. Chernau, Trustee, under said Installment Deed, do hereby transfer, assign and convey unto the said EDWIN B. RASKIN, his heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner, as I, Trustee, under said Installment Deed can or should do, but no further or otherwise.

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IN WITNESS WHEREOF, the undersigned, Stanley M. Chernau, Trustee, has hereunto set his hand this 9 day of November, 1970.

Stanley M. Chernau Trustee
Trustee

A95826

DEED REFERENCE
NOV 10 12 19 PM '70
FELIX A. ELLIS REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ramona Gossett, a Notary Public in and for said County and State, the within named Stanley M. Chernau, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 9th day of November, 1970.

Ramona Gossett
Notary Public

My Commission Expires:
February 3, 1974

| | | | | | |
|---|---|---|---|---|---|
| NOV 10 70 | CONV | *7,000.00 | | | |
| NOV 10 70 | S'TAX | | A* | 18.20 | |
| NOV 10 70 | PR'FEE | | A* | .50 | |
| NOV 10 70 | W'DEED | | A* | 4.50 | * 23.20 |