TRUSTEE'S DEED
BOOK 4189 PAGE 598

Map # 81-16
Parcel # 245

WHEREAS, default occurred in the payment of an indebtedness described in and secured by an Installment Deed dated September 3, 1960 and executed by Marion C. Riley and wife, Adella M. Riley, to J. B. Watson, Jr., Trustee, of record in Book 3129, page 341, Register's Office for Davidson County, Tennessee; and the owner of said indebtedness, in accordance with the provisions of said Installment Deed, declared the entire indebtedness due and payable, and having been requested by the owner so to do, I, J. B. Watson, Jr., Trustee, by virtue of the power and authority vested in me as such Trustee under the provisions of said Installment Deed, did, after causing notice of the sale to be duly and regularly published as required by said Installment Deed and the laws of the State of Tennessee, said notice having been published in the Nashville Record, a newspaper published in Davidson County, Tennessee, offer for sale, at public outcry, at the South door of the Court House in Davidson County, Tennessee, at 12 o'clock noon on Friday, March 26, 1971, to the highest and best bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions, which are expressly waived in said Installment Deed, the parcel of real estate conveyed to me as such Trustee by said Installment Deed, and the bid of $2,000.00 made by Elizabeth Watson, being the highest and best bid received, said property was struck off and sold to the said Elizabeth Watson.

Now, therefore, I, J. B. Watson, Jr., Trustee, by virtue of the power and authority aforesaid, and in consideration of the premises and $2,000.00 which has been credited to the note, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto the said Elizabeth Watson, her heirs and assigns, the aforementioned parcel of real estate situated in Davidson County, Tennessee and described as follows:

Being the east 25 feet of Lot No. 40 and the west 5 feet of Lot No. 41 on the Plan of McGavock's Addition to the Town of Nashville, as of record in Book 21, page 23, Register's Office for said County.

Said parts of said lots adjoin and front together 30 feet on the north side of Scovel Street, and runs back between parallel lines 150 feet to an alley.

To have and to hold said parcel of real estate, together with the title, estate, interest, and appurtenances thereto belonging to the said Elizabeth Watson, her heirs and assigns.

Mail this instrument when recorded to Mrs. Elizabeth Watson at 1212 No. 21st Ave. So., Nashville, Tenn.

Mail tax statements to Mrs. Elizabeth Watson at 1212 No. 21st Ave. So., Nashville, Tenn.

And I further transfer and convey unto the said Elizabeth Watson her heirs and assigns, all the rights and benefits of the covenants and warranties contained in said Installment Deed insofar as I, J. B. Watson, Jr., Trustee as aforesaid, can legally do, but no further and not otherwise as said property was advertised as aforesaid, said publications being March 2d, 9th, 16th, 1971 and said property was sold subject to all restrictions of record, zoning regulations, unpaid taxes, and any other prior liens of record.

WITNESS MY HAND this March 26th, 1971.

J. B. Watson, Jr.
TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named J. B. Watson, Jr., Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee this March 26th, 1971.

Edna S. Woods
NOTARY PUBLIC

My commission expires 4-29-1974

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2,000.00. Affiant: J. B. Watson, Jr.
Subscribed and sworn to before me this 30th day of March 1971

Deputy Register: D. L. McCormick

B 09237

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IDENTIF. REFERENCE

MAR 30 12 12 PM '71
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAR 30	CONV	*2,000.00				
MAR 30	S'TAX		A*	5.20		
MAR 30	PR'FEE		A*	.50		
MAR 30	W'DEED		A*	3.00	*	8.70