RJWjr:bc
10-27-71

This instrument prepared by
Dearborn Warner & Alexander
400 Commerce Union Bank
Nashville Tenn

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. Wesley L. Kinser, III 523 Stahlman Building Nashville, Tennessee 37201	Same	Map. 104-3 Par. 37-38 pw

TRUSTEE'S DEED BOOK 4551 PAGE 100

THIS INSTRUMENT made and entered into on or as of the 2nd day of November, 1971, by and between L. J. Clark, Trustee, hereinafter called "Grantor," and John B. Downey and Wesley L. Kinser, III, hereinafter called "Grantees,"

W I T N E S S E T H:

WHEREAS, E. M. Wright, by deed of trust dated December 10, 1970, of record in Book 4387, page 205, Register's Office for Davidson County, Tennessee, conveyed to L. J. Clark, Trustee, the hereinafter described property to secure the payment of an indebtedness evidenced by a promissory note dated December 10, 1970, in the original principal amount of $10,000.00.

WHEREAS, demand was made for the payment of the promissory note secured by the above described deed of trust, and default was made in the payment of said note, and the holder thereof having directed the Grantor to sell said property, as provided by said deed of trust, Grantor did, on Tuesday, October 26, 1971, by giving twenty days' notice by weekly publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertise said property to be sold on that date, and, pursuant to said advertisement and notice, on said date, during legal hours and at the time set forth in said advertisement, Grantor offered said property for sale, together with all improvements thereon, at the south door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, free from the equity of redemption, homestead and dower and all other exemptions, as provided in said deed of trust, but subject to the lien of a deed of trust of record in Book 4244, page 654, Register's Office for Davidson County, Tennessee, subject to any and all unpaid taxes that may be a lien against said property, and subject to any and all liens which take priority over the lien of the deed of trust upon which the foreclosure sale was held, and

sold said property to Grantees at the price of $10,000.00, this being the highest, last and best bid.

NOW, THEREFORE, this deed witnesseth: That for and in consideration of the sum of Ten Thousand Dollars ($10,000.00), the Grantor has this day bargained and sold, and does hereby sell, transfer and convey unto Grantees, their heirs and assigns, the following described real estate in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Two tracts or parcels of land in the 4th, formerly the 21st, Ward of the City of Nashville, Davidson County, Tennessee, as follows:

FIRST TRACT: Being part of Lot No. 54 on the Plan of the Boyd Cockrill Spring Tract, as of record in Book 21, page 54, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southerly margin of West End Avenue, formerly the Richland Pike, as widened, at its intersection with the westerly line of Lot 4 on the Plan of George Shields Subdivision of Lot 53 of the Boyd Cockrill Spg. Tract, as of record in Book 57, page 45, said Register's Office; thence with the southerly margin of said West End Avenue, westwardly 65-1/2 ft. to the easterly line of the property of "Old Woman's Home"; thence with said line, southwardly 119 ft. 10 inches, more or less, to the northerly margin of a private alley (which alley is dedicated for the exclusive use and benefit of the land herein conveyed); thence with the northerly margin of said alley eastwardly 65-1/2 ft. to the westerly line of said Lot No. 4 on the plan of George Shields Subdivision; thence with said line northwardly 120-1/2 feet, more or less, to the beginning.

Being part of the real property conveyed to Curg F. Wright and wife, Ethyl W. Wright by deed from Lindsay B. Phillips, Grand Master, etc. et al, recorded in Book 794, page 184, said Register's Office. Both of the grantees having since died, leaving E. M. Wright, as their son, and only heir at law.

SECOND TRACT: Being part of Lot No. 54 on the Plan of Boyd Cockrill Spg. Tract, as of record in Book 21, page 40, Register's Office for Davidson County, Tennessee, and being part of Lot "A" and part of Lot No. 1 on the Plan of the Subdivision of part of said Lot No. 54, as partitioned by the heirs of Mrs. Emily D. Currey, of record in Book 162, page 353, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southerly margin of a private alley as set out in deed from Lindsay B. Phillips, Grandmaster, etc., et al, to Curg F. Wright and wife, of record in Book 794, page 184, Register's Office for Davidson County, Tennessee, at its intersection with the westerly margin of the first alley west of the westerly margin of 28th Avenue, South; thence with the southerly margin of said private alley westwardly 65.5 feet to the easterly line of the property of "Old Woman's Home"; thence with said line southwardly 222.6 feet, more or less, to the northerly line of Tract 3 in deed to Bessie Lightman from Frank Gonzales and wife, of record in Book 2105, page 159, Register's Office for Davidson County, Tennessee; thence with said line eastwardly 65.5 feet to the westerly margin of said first alley west of the westerly margin of 28th Avenue, South; thence with same, northwardly 222.6 feet, more or less, to the beginning.

Being the same real property conveyed to E. M. Wright, by deed from Frank Gonzales and wife, dated July 17, 1950, and recorded in Book 1874, page 84, Register's Office for Davidson County, Tennessee.

There is also included in this conveyance all right, title and interest of E. M. Wright in and to an alley located in the rear of said Tract No. 1, which alley separates the parcels of land herein designated as Tracts Nos. One and Two.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the Grantees, their heirs and assigns, in fee simple forever, subject, however, to the above described liens.

And Grantor, as Trustee, does hereby transfer, assign and set over unto the Grantees all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is entitled to do as Trustee, but no further or otherwise.

WITNESS the signature of the Grantor as Trustee, on or as of the 2nd day of November, 1971.

L. J. Clark, Trustee
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy Tibbs, a Notary Public in and for said County and State, the within named L. J. Clark, Trustee, with whom I am personally acquainted, and who acknowledged that he, in his capacity as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 1971.

Dorothy Tibbs
Notary Public

My commission expires: July 31, 1973

BOOK 4551 PAGE 103

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer of $ 75,602.74 .

Affiant

Sworn to and subscribed before me, this the 5th day of November, 1971.

Notary Public

My commission expires: May 15, 1973

B 3 6 9 1 6

IDENTIF. REFERENCE

NOV 5 2 38 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-5[illegible]	CONV	75,602.74				
NOV-5[illegible]	S'TAX		A*	196.56		
NOV-5[illegible]	PR'FEE		A*	.50		
NOV-5[illegible]	W'DEED		A*	8.00	*	205.06