MAP 72-07
PAR 47
PM

NEW OWNER AND SEND TAX NOTICES:

JOHN B. PRICE, JR.
4302 ERLENE DRIVE
NASHVILLE, TENNESSEE

WHEREAS, default was made in the terms, conditions and payments made and provided for in the installment deed dated January 29, 1966, executed by James E. Owens and wife, Betty T. Owens to John Price, Trustee, which is of record in Book 3983, Page 305, et. seq., Register's Office for Davidson County, Tennessee, the entire indebtedness having been declared due and payable and payment not having been made as demanded and having been requested so to do by the lawful holder and owner of the indebtedness secured by said installment deed, advertising that said property would be sold on August 18, 1972, at 12 o'clock noon (cdst) at the South Door of the Davidson County Court House in Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were waived in said installment deed; but subject to any taxes that might be a lien against the property; and at the time and place stated in the advertisement, I, John Price, Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of Eight Thousand Forty Four and 03/100 Dollars ($8,044.03) by Katherine P. Duncan, Thomas H. Price and John B. Price, Jr., and said property was knocked off and sold to them for said sum.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of One and No/100 Dollars ($1.00) paid by Katherine P. Duncan, Thomas H. Price and John B. Price, Jr., and crediting the aforesaid sum on the indebtedness secured by said installment deed, I, John Price, Trustee, have this day bargained and sold and by these presents do transfer and convey unto Katherine P. Duncan, Thomas H. Price and

PREPARED BY:
James L. Bass
Attorney at Law
Nashville, Tennessee

John B. Price, Jr., a one third (1/3) undivided interest each as tenants in common, a certain tract or parcel of land located and situated in Davidson County, Tennessee, described as follows, towit:

> Being the West 40 feet of Lot No. 21 and the East 20 feet of Lot No. 20 on the Map of L. A. Warren's Resubdivision of Block "C" of the R. M. Dudley's Subdivision, of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 60 feet on the North side of Kirkland Avenue and extend back between parallel lines 150 feet to a dead line.
>
> Being the same property vested in James E. Owens and wife, Betty T. Owens, by deed from Catherine Price of record in Book 3983, Page 305, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Katherine P. Duncan, Thomas H. Price and John B. Price, Jr., their heirs and assigns, forever. I do covenant that I am lawfully seized and possessed of said real estate as Trustee only; by the terms of the above mentioned installment deed have a good right to sell and convey; and that the same is unencumbered, except for any and all taxes that may be a lien against the property.

I DO FURTHER COVENANT and bind myself, my successors and assigns, to warrant and forever defend the title to the said real estate to the said Katherine P. Duncan, Thomas H. Price and John B. Price, Jr., their heirs and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

WITNESS MY HAND on this the 18th day of August, 1972.

John Price Trustee
John Price
Trustee

The actual consideration for this transfer is $ 8,044.03.

John Price

Subscribed and sowrn to before me, this the 18th day of August, 1972.

James L Bass
Notary Public

My commission expires:

January 12, 1974

BOOK 4629 PAGE 804

A C K N O W L E D G E M E N T

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, John Price, the within named 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 at Offices, Davidson County, Tennessee, on this the 18th day of August, 1972.

James L Kaye
Notary Public

My commission expires:

January 12, 1974

B 7.2382

T
IDENTIF. REFERENCE

AUG 21 10 36 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG21 72	CONV	*8,044.03			
AUG21 72 S'TAX			A*	20.80	
AUG21 72 PR'FEE			A*	.50	
AUG21 72	W'DEED		A*	6.00	* 27.30