Binzie & Ivy Bell
HomeEquity Company
630 3rd Ave S. Nash. Tenn

BOOK 4710 PAGE 797

Map 82-5
Par. 41
MO

This instrument prepared by
GULLETT, STEELE, SANFORD & ROBINSON
L & C Tower, Nashville, Tenn.

FORECLOSURE DEED

THIS INDENTURE, made and entered into on this the 6th day of August, 1969, by and between LOUIS KOMISAR, Holder of the Note, FIRST PARTY, and HOME EQUITY COMPANY, SECOND PARTY;

W I T N E S S E T H:

WHEREAS, by a title retaining installment deed, dated November 26, 1963, of record in Book 3649, page 614, Register's Office for Davidson County, Tennessee, Louis Komisar, unmarried, conveyed to W. L. Cammon, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Five Thousand and No/100 ($5,000.00) Dollars. The said Louis Komisar, unmarried, retained the Power of Sale in said title retaining installment deed in the event of default in the payment of said promissory note; and

WHEREAS, default was made in the payment of said promissory note and the said Louis Komisar, Holder of the Note, did advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and title retaining installment deed; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said title retaining installment deed, notices of the time and place of said sale being published in The Nashville Record on July 1, July 8, and July 15, 1969; and

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee, on August 6, 1969, at 12:00 o'clock noon, Home Equity Company, Second Party, being the highest and best bidder thereof, became the purchase of said property at and for the sum of Three Thousand Four Hundred Twenty Nine and 22/100 ($3,429.22) Dollars, and said sum of said bid having been paid, the receipt therefor is

hereby acknowledged. BOOK 4710 PAGE 798

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party the following described real property, situated in Davidson County, Tennessee:

Being the south 7-1/7 feet of Lot No. 142 and the north 28-4/7 feet of Lot No. 144 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 35-5/7 feeton the west side of 5th Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

Being the same property conveyed to W. L. Cammon by deed from Louis Komisar, unmarried, as of record in Book 3649, page 614, Register's Office for Davidson County, Tennessee.

The above property is improved and known as 1623 Fifth Ave., North, Nashville, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Louis Komisar, Holder of the Note, do further covenant and bind myself, my successors and representatives to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Louis Komisar
Holder of the Note
First Party

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

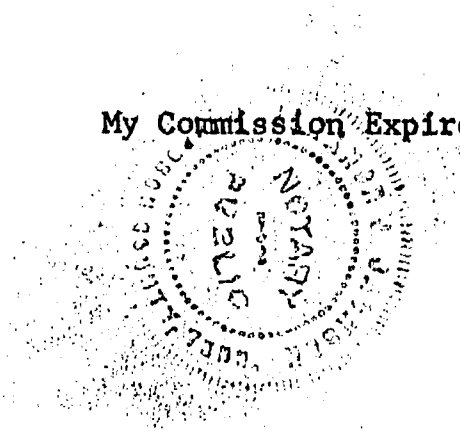
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Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Louis Komisar, Holder of the Note, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 1970.

Eleanor J. Jackson
Notary Public

My Commission Expires: Jan. 30 1974



MAY 25 10 50 AM '73
FELIX E. NIXON REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

C 0 8 1 7 3

O A T H

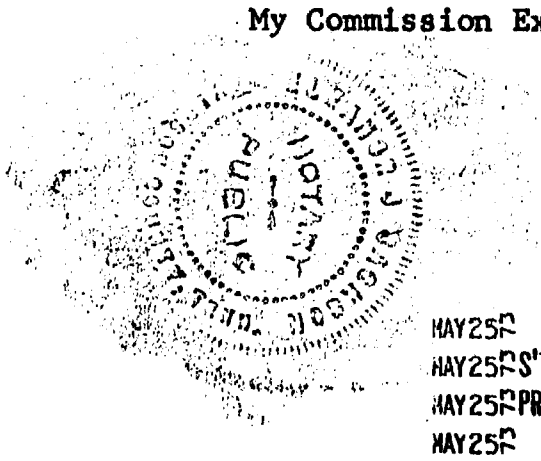
I hereby swear or affirm that the actual consideration for this transfer or value, whichever is greater, is $3,429.22.

Affiant

Subscribed and sworn
to before me this 17th
day of March,
1970.

Eleanor J. Jackson
Notary Public

My Commission Expires: Jan. 30 1974



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|---|---|---|---|---|---|---|
| MAY25 | CONV | *3,429.22 | | | | |
| MAY25 | S'TAX | | A* | 8.84 | | |
| MAY25 | PR'FEE | | A* | .50 | | |
| MAY25 | W'DEED | | A* | 6.00 | * | 15.34 |