Prepared by: David W. McMackin
Attorney at Law
P. O. Box 1106
Nashville, Tennessee 37202

Berger: U. H. Dixon, Jr.
Tax bills 1821 Jefferson St
Nashville, Tenn.

BOOK 4779 PAGE 521

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pw

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 18, 1972 and recorded in Book 4640, Page 636, Register's Office, Davidson County, Tennessee, Anthony J. Vidal and wife, Olive Vidal conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 21, 1973 and recorded in Book 4768, Page 227, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed Cecil V. Crowson, Jr. as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Cecil V. Crowson, Jr, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Cecil V. Crowson, Jr., Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 11, 18, 25, 1973 and January 1, 1974, stating that on January 4, 1974, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 o'clock Noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes. ~~and xx prior Deed of Trust of record in Book xxxxxxxxxx Page xxxxxxxxxx Register's Office xxxxxxxxxxxxxxxxxx County Tennessee and x~~

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $11,250.00. Affiant H. H. Dixon
Subscribed and sworn to before me this 9th day of January 1974

Deputy Register J. Reed

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Cecil V. Crowson, Jr. Substitute Trustee, offered said property for sale at public outcry and sold said property to V. H. Dixon, Jr., for $ 11,750.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Cecil V. Crowson, Jr. Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said V. H. Dixon, Jr. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in the County of Davidson, State of Tennessee, being Lot No. 22 on the Plan of the Bransford Realty Company's Subdivision of certain Lots in Mrs. E. S. Clark's Subdivision of part of the Boyd McNairy Plan, as of record in Book 421, Page 90, Register's Office for said County.

Said Lot No. 22 fronts 35 feet on the southerly side of Jefferson Street and runs back between parallel lines 182 feet, more or less, to an alley.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 4th day of January, 19 74.

Cecil V. Crowson Jr.
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gilbert L. Stinson,

a Notary Public in and for said County and State, the within named Cecil V. Crowson, Jr. Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee

this the 4th day of January, 19 74.

Gilbert L. Stinson
Notary Public

GILBERT L. STINSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 8/20/74

C37947

IDENTIF. REFERENCE

JAN 9 2 24 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-9Z	CONV	11,250.00			
JAN-9Z	S'TAX		A*	29.12	
JAN-9Z	P&'FEE		A*	.50	
JAN-9Z	W'DEED		A*	6.00	* 35.62