BOOK 1782 PAGE 530

ADDRESS OF NEW OWNER:

B. H. Drake, Jr.
400 Farris Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:

SAME

93-13
3/3
PW

TRUSTEE'S DEED

This instrument made and entered into on this 14th day of September, 1973, by and between M. G. Ferguson, Trustee, party of the First Part and B. H. Drake, Jr., Party of the Second Part, withnesseth:

Whereas, by deed of trust dated 28 day of March, 1969, of record in the Register's Office for Davidson County, Tennessee in Book 4322, page 218, Elizabeth Curry, Rosetta Drake, and B. H. Drake conveyed to the First Party as Trustee, the hereinafter described real estate to secure a note in the principal sum of $5967.00; and,

Whereas, default having been made in the payment of said note and the holder thereof having directed the First Party to sell said real estate as provided in the trust deed, the First Party did advertise said real estate to be sold on this date and pursuant to said advertisements, on this date, at 12:00 o'clock Noon, the First Party offered said real estate for sale subject to unpaid taxes and prior liens at the South door of the Courthouse in Davidson County, Tennessee. After receiving competitive bids, said real estate (hereinafter fully described) was sold to B. H. Drake, Jr. at the price of $10,100.00, this being the highest, last and best bid for said real estate.

THIS DEED PREPARED BY DAVID VINCENT, 1031 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $10,100.00. Affiant Laurine Bowers
Subscribed and sworn to before me this 22nd day of January 19 74
Deputy Register J. H. Hood

Now, therefore, this deed withnesseth: That for and in consideration of the premises, the First Party has this day sold and does hereby sell, transfer and convey unto the Second Party, his heirs and assigns the following, located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being part of the west 50 feet of Lot No. 12 on the Map of McCall Heirs Subdivision of Lot No. 14, etc., of Sigler Plan of Lots, as of record in Book 161, page 61, Register's Office for said County.
>
> Said part of said Lot No. 12 fronts 50 feet on the north side of Hawkins Street and runs back between parallel lines, along the east margin of 14th Avenue, Soutn, formerly Saffron Street, 103 feet, more or less, to a line in the rear.
>
> Being the same property conveyed to Alfonso Patton and wife, Kathryn Patton, by deed from John R. Henry, Jr., and wife, as of record in Book 2539, page 117, said Register's Office.

To have and hold the aforesaid real estate, together with all the improvements thereon unto the Party of the Second Part, his heirs and assigns, in fee simple forever and in bar of all right or equity of redemption but subject to unpaid taxes and prior liens.

And the First Party as Trustee does hereby transfer, assign and set over unto the Second Party all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as Trustee but not further or otherwise.

Witness the signature of the First Party on this the day and date first above written.

M. Allen Ferguson.

TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David L. Vincent, a Notary Public in and for said County and State, the within named M.G . Ferguson, 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 14 day of September, 1973.

D L Vincent

NOTARY PUBLIC My Commission Expires 10/26/74

C 39403

IDENTIF. REFERENCE

JAN 22 2 33 PM '74

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

JAN22	CONV	10,100.00			
JAN22	S'TAX		A*	26.26	
JAN22	PR'FEE		A*	.50	
JAN22	W'DEED		A*	6.00	* 32.76