THIS INSTRUMENT WAS PREPARED BY ROBERT L. TAYLOR
ATTORNEY, STAHLMAN BLDG., NASHVILLE, TENNESSEE

mail to

BOOK 4799 PAGE 303

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Virginia Hammock (NAME:)	Same (NAME:)	MAP 96-14
2909 Lyncrest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 144
Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.P.

TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 30, 1972, of record in Book 4588, page 543, Register's Office for Davidson County, Tennessee, Julia G. Bluing conveyed the property hereinafter described to Robert L. Taylor, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument and Virginia Hammock, being the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Robert L. Taylor, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on February 26, March 5 and March 12, 1974, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert L. Taylor, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes and a first mortgage of record in Book 4464, page 626, Register's Office for Davidson County, Tennessee, on Thursday, March 21, 1974, at 12:00 o'clock noon at the south door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Virginia Hammock was the highest and best bidder, the amount of her bid being in the sum of $2500.00, and the said

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,500.00

Subscribed and sworn to before me, this the 26 day of March, 19 74

Affiant

My commission expires: 11-4-74 (Affix Seal)

Notary Public

Virginia Hammock, being the holder of the indebtedness secured by the said deed of trust, together with the expense of said sale amounting to more than said bid, accordingly she was not required to pay any cash to the Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Robert L. Taylor, Trustee, have bargained and sold and by these presents do transfer and convey unto Virginia Hammock, her heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Being the northerly half of Lot No. 277 in the McGavock and Wetmore's and others addition to Nashville called the addition to the town of McGavock, a plan of which is on record in Book 21, page 41, Register's Office for Davidson County, Tennessee, the said northerly half of Lot No. 277 fronts 50 feet on the westerly side of 14th Avenue, North, formerly Alberta, and runs back between parallel lines 170 feet to an alley.
>
> Also the southerly 6 feet of Lot No. 278 on the Plan of the addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said southerly part of Lot No. 278 fronts 6 feet on the westerly side of 14th Avenue, North, formerly Alberta Avenue, and extends back between parallel lines 170 feet to an alley and being the southerly 6 feet of the 50 feet of said Lot conveyed by deed of record in Book 796, page 99, of the Register's Office for said County.
>
> Being the same property conveyed to Jas. H. Bluing and wife, Julia Bluing, by deed from J. E. Gilliland and wife, Maggie L. Gilliland, of record in Book 1305, page 72, Register's Office for Davidson County, Tennessee, the said Jas. H. Bluing now being deceased; and also being the same property conveyed to Robert L. Taylor, Trustee, by deed from Julia G. Bluing of record in Book 4588, page 543, said Register's Office.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale and a first mortgage of record in Book 4464, page 626, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Virginia Hammock, her heirs and assigns forever.

I, Robert L. Taylor, Trustee, under said deed of trust, do hereby transfer, assign and convey unto the said Virginia Hammock, her heirs and assigns, all of the right, title and interest in and to said property

vested in me, and which I have the right to transfer, in as full and ample manner as I, as Trustee under said deed of trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, Robert L. Taylor, Trustee, has hereunto set his hand this the 26 day of March, 1974.

Robert L. Taylor, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dewey W Pedigo a Notary Public in and for said County and State, the within named Robert L. Taylor, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26 day of March, 1974.

Dewey W. Pedigo
Notary Public at Large

My Commission Expires:

11-4-74

MAR26'74	CONV	*2,500.00			
MAR26'74	S TAX		A*	6.50	
MAR26'74	PR'EEE		A*	.50	
MAR26'74	MDEED		A*	6.00	* 13.00

C 4 7 0 4 1

IDENTIF. REFERENCE

Mar 26 9 41 AM '74

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