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IDENTIF: REFERENCE

MAR 29 10 58 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4800 PAGE 904

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4600.00

Thomas R. Blackwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF March, 19 74

Burt Raymond Francis
Notary Public

MY COMMISSION EXPIRES: 8/15/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Burt Raymond Francis, Jr. Attorney at Law, 513 Nashville Bank & Trust Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Blackwell (NAME)	Thomas R. Blackwell (NAME)	
611 Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER)	611 Maplewood Lane (STREET ADDRESS)	83-10
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn., 37216 (CITY) (STATE) (ZIP)	144 Ext

D E E D

WHEREAS, Irvin McMurtry, and wife, Margie V. McMurtry, by installment deed dated November 11, 1972, and recorded in Book 4657, pages 136 through 138, of the Register's Office for Davidson County, Tennessee, conveyed certain real property therein described to Benjamin C Mangrum and wife, Janie Leola Mangrum; and wherein said Benjamin C. Mangrum and wife, Janie Leola Mangrum, joined therein and conveyed the real property therein described to G. G. Garrett, Jr., as Trustee, for the purpose of securing an installment deed note, executed by the said Benjamin C. Mangrum and wife, Janie Leola Mangrum, of even date therewith, and also interest to accrue on same, attorney's fees and costs of collection if necessary, as provided therein; and

WHEREAS, the indebtedness secured by the terms and provisions of said installment deed was not paid according to the terms and conditions of same, and pursuant to the authority vested in the powers of foreclosure in said installment deed, the lawful owners and holders of said note and of said indebtedness declared the entire indebtedness secured by said installment deed and trust powers immediately exigible, due and payable, and the said G. G. Garrett, Jr., Trustee, at the request of the holders of said note, thereupon advertised the property for sale in accordance with the provisions of said powers contained in the said installment deed, in The Nashville Record, a newspaper published in Davidson County, State of Tennessee, naming Friday, March 8, 1974, at 12:00 o'clock noon, at the south door of the Court House,

in Nashville, Davidson County, Tennessee, as the time and place of sale; and

WHEREAS, the said G. G. Garrett, Jr., Trustee, appeared at the time and place mentioned in the said advertisement and offered said land for sale, to the highest bidder, for cash, in accordance with the terms of said powers contained in said installment deed, at which time and place Thomas R. Blackwell appeared and bid the sum of Four Thousand Six Hundred Dollars ($4,600.00) for said real estate described in said installment deed, which bid being the highest, best and last bid made was duly accepted by the Trustee, and the property was struck off and sold to the said Thomas R. Blackwell, subject, however, to all unpaid taxes that may be a lien against the said property.

NOW, THEREFORE, in consideration of the premises and of the sum of Four Thousand Six Hundred Dollars ($4,600.00), which has been credited on the above indebtedness mentioned in said installment deed, from the said Benjamin C. Mangrum and wife, Janie Leola Mangrum, to the said G. G. Garrett, Jr., Trustee, interest on same, attorney's fees, taxes and costs of foreclosure, I, G. G. Garrett, Jr., Trustee, as aforesaid, have bargained and sold and do hereby convey unto the said Thomas R. Blackwell, his heirs and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of the north part of Lot No. 81 on the Plan of Lockeland, or Chadwell Home Place in East Nashville, as of record in Book 57, page 135, Register's Office for said County, and being known as Lot No. 5 on the map of an unrecorded subdivision of the above property by Floyd Y. Adkinson and described according to a copy of a survey thereof made December 27, 1945, by Pete Meyer, as follows:
>
> Beginning at a point in the north margin of Gartland Avenue at the corner of Lots Nos. 5 and 6; thence with the line between said lots, northerly 142.2 feet; thence easterly 54.9 feet to the corner of Lots Nos. 4 and 5; thence with the line between said lots, southerly 143.2 feet to the north margin of Gartland Avenue; thence with the margin of the same, westerly 55 feet to the beginning.
>
> Being the same property conveyed to Irvin McMurtry and wife, Frances A. McMurtry, by deed from Homer McEwen and wife, Ella Mai McEwen, of record in Book 2299, page 549, and by quit claim deed from Frances A. McMurtry to Irvin McMurtry of record in Book 2734, page 321, Register's Office for Davidson County, Tennessee.
>
> This property is known as 1607 Gartland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land to the said Thomas R. Blackwell, his heirs and assigns, in fee simple, forever.

The said G. G. Garrett, Jr., Trustee, transfers and conveys unto the said Thomas R. Blackwell, his heirs and assigns, all of the right and benefit of the warranty and all of the covenants contained in said installment deed and the powers of sale therein contained, in as full a manner as in said installment deed he can, or should, convey, but not otherwise.

This conveyance is made subject to all unpaid taxes which may be a lien against the property.

This 15th day of March, 1974.

G. G. Garrett, Jr., Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said said County and State, the within named G. G. Garrett, Jr., 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 office in Goodlettsville, Tennessee, this the 15th day of March, 1974.

My Commission expires:

8/20/78

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAR29	CONV	*4,600.00			
MAR29 S'TAX			A*	11.96	
MAR29 PR'FEE			A*	.50	
MAR29	W'DEED		A*	6.00	* 18.46