THIS INSTRUMENT PREPARED BY:
GOODPASTURE, CARPENTER, WOODS & SASSER
600 American Trust Building
Nashville, Tennessee 37201

82-9
163 pw

SEND TAX BILLS TO
SECURITY FEDERAL SAV. & LOAN
2700 FRANKLIN ROAD
NASHVILLE, TENNESSEE 37204

MAILING ADDRESS OF BUYER
JAMES CARNEY, ATTORNEY
STAHLMAN BUILDING
NASHVILLE, TENNESSEE

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 27, 1972, and recorded in Book 4597, Page 631, Register's Office for Davidson County, Tennessee, Redevelopers Inc. and James C. Carney, Trustee, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described to secure a note dated April 27, 1972 in the amount of $55,000.00, payable to the Security Federal Savings and Loan Association of Nashville, payable monthly in monthly installments of $1,501.50 commencing on the first day of June, 1972, then payable in monthly installments thereafter on the first day of each month to and including May 1, 1974, then payable in monthly installments of $659.60 commencing on the first day of June, 1974, with interest at the rate of eight percent [8%] per annum; and,

WHEREAS, default was made in the payment of said note and the lawful owner having called upon Everett A. Covington, Jr., Trustee, to advertise the property hereinafter described for sale pursuant to the provisions of said Deed of Trust, the Trustee did, therefore, in pursuance of the authority vested in him as Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the hereinafter described property by publication of notice of the sale thereof in the Nashville Record, a newspaper published in Davidson County, Tennessee, for the sale of the said property on Wednesday, June 5, 1974, at 12:00 o'clock, Noon, at the Courthouse, Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes;

And in pursuance of said notice of sale, the Trustee, at the time and place fixed therein, offered the hereinafter described property for sale to the highest and best bidder for cash and sold said property to Edith A. Carney, for FIFTY TWO THOUSAND FIVE HUNDRED DOLLARS [$52,500.00], this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid necessary to pay its said note, as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Edith A. Carney, as tenant in common, her heirs and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 69 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606 and 609, Register's Office for said County.

Said part of Lot No. 69 fronts 47 1/2 feet on the easterly side of Fifth Avenue North, formerly Summer Street, and runs back between parallel lines 174 feet to an alley. The above description is taken from a copy of a survey thereof made February 5, 1936, by Erie Drake, County Surveyor.

Being the same property conveyed to James A. Carney, Trustee by deed from Redevelopers, Inc. of record in Book 4507, Page 159, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Edith A. Carney, her heirs and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes.

And the Trustee does hereby transfer, assign and set over to the said Edith A. Carney, her heirs and assigns, 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 no further or otherwise.

WITNESS my hand this 19th day of June, 1974.

Everett A. Covington Jr.
EVERETT A. COVINGTON, JR. [Trustee]

JUL 10 CONV 52,500.00
JUL 10 S'TAX A* 136.50
STATE OF TENNESSEE PR'FEE A* .50
COUNTY OF DAVIDSON W'DEED A* 6.00 * 143.00

PERSONALLY APPEARED before me George T. Jernigan a Notary Public in and for said County and State, the within named Everett A. Covington, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as such Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 1974.

GEORGE T. JERNIGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

George T. Jernigan
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-4-74

IDENTIF. REFERENCE
JUL 10 10 41 AM '74
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

C 6 2 3 6 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer if $52,500.00.

Subscribed and sworn to before me, this 28th day of June, 1974

Edith A. Carney
Affiant

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE STATE OF TENNESSEE

My Commission Expires: April 29, 1975