BOOK 4839 PAGE 343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,645.94 .

J. W. Oliphant
Affiant

Subscribed and sworn to before me, this 26th day of July, 1974.

Notary Public

My commission expires

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows:
Home Federal Savings & Loan Assn.
Life and Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to:
Same

Map-Parcel Numbers
Map 81-14
Par. 73 mo

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 25th day of July, 1974, by and between Charles Nelson, Jr., TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated May 23, 1972, of record in Book 4604, page 509, Register's Office for Davidson County, Tennessee, Willie Brown, Jr., and wife, Mary Alice Brown, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Six Thousand Eight Hundred Thirty-Two and 80/100 Dollars ($6,832.80); and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on June 25, July 2 and 9, 1974; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, July 25, 1974, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Four Thousand Six Hundred Forty-Five and 94/100 Dollars ($4,645.94), and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Tract 1: Land in Davidson County, Tennessee, being part of Lot No. 19 on the Map of the Subdivision of the Georgia Industrial Realty Company's North Nashville property, of record in Book 421, page 188, Register's Office for said County, and described as follows:
>
> Beginning at a point in the westerly margin of 24th Avenue North 100 feet, more or less, north of the north margin of Burch Avenue, being the northeast corner of the property conveyed to J. A. Hibdon, et al., by deed of record in Book 1238, page 493, said Register's Office, thence westerly, parallel to the north margin of Burch Ave. along Hibdon's north line, 150 feet to the easterly line of the property conveyed to John Shadowens and wife, by deed of record in Book 1199, page 233, said Register's Office; thence along Shadowens' easterly line northerly, parallel to the westerly margin of 24th Avenue North 50 feet to the South line of the lot owned by Woodrow Gifford and wife, thence along Gifford's south line easterly 150 feet to the westerly margin of 24th Avenue North; thence with the margin of the same, southerly 50 feet to the beginning.
>
> Being the same property conveyed to Willie Brown, Jr., and wife, Mary Alice Brown, by deed from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 1779, page 16, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, undersigned, a Notary Public in and for said State and County, the within named Charles Nelson, 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 Nashville, Tennessee, this 26th day of July, 1974.

Robert C. Pritchett
Notary Public

ROBERT C. PRITCHETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 10-29-77.

C 6 5 3 2 4

IDENTIF. REFERENCE

JUL 30 3 52 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL30'74	CONV	*4,645.94				
JUL30'74	S'TAX		A*	11.96		
JUL30'74	PR'FEE		A*	.50		
JUL30'74	W'DEED		A*	6.00	*	18.46