Address new Owner as follows:
Community Federal Savings & Loan
Association of Nashville
2605 Jefferson Street
Nashville, Tennessee 37208

Send Tax Bills to:

Same

Map 92-2
Par. 345

THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY-AT-LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219

TRUSTEE'S DEED

BOOK 4839 PAGE 377

WHEREAS, by a Deed of Trust, dated 7 February 1974 of record in Book 4786, Page 733, Register's Office for Davidson County, Tennessee Earnest E. Bazinet and Douglas E. Phillips conveyed the herein described property to Alfred C. Galloway, Trustee, to secure an indebtedness to Community Federal Savings & Loan Association of Nashville, evidenced by a promissory Deed of Trust lien note dated even date of said Deed, and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, as Trustee, to foreclose on said property, and

WHEREAS, I caused said property to be advertised in the Nashville Record a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at 12:00 o'clock Noon on Wednesday, 17 July 1974.

at the south door of the courthouse in Davidson County, Tennessee, for cash, and

WHEREAS, the highest, last and best bid received was in the amount of Twenty Eight Thousand Three Hundred Thirty Two and 51/100 ($28,332.51) Dollars, cash, said offer and bid having been made by Community Federal Savings & Loan Association of Nashville;

NOW, THEREFORE, in consideration of said sum, I, Alfred C. Galloway, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Community Federal Savings & Loan Association of Nashville, its successors and assigns a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Being the south part of an unnumbered tract lying between Lots 8 and 9 on the Map of Bransford Realty Co.'s Subdivision of certain lots in the Holman Subdivision etc., as of record in Book 421, page 90, Register's Office for said County. Said part of said unnumbered tract fronts 50 feet on the north side of Heffernan Street (now known as Meharry Boulevard) and runs back between parallel lines, 175 feet more or less to an alley.
Included but specifically excluded from the above description is a 20 foot perpetual easement for the purpose of construction and maintenance of sanitary sewers and/or storm drainage of record in Book 4167, page 391, said Register's Office. Being the same property conveyed to Earnest E. Bazinet and Douglas E. Phillips by deed from Michael Perkerson and wife, Linda C. Perkerson,

Willie Hulan and wife, Mitzi Hulan, and George Margrave, also known as George E. Margrave (a single man), as of record in Book 4786, page 731, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Community Federal Savings & Loan Association of Nashville, its successors and assigns, forever;

This conveyance is made by me as Trustee, but no further or otherwise.

WITNESS MY HAND this the 26th day of July 1974.

Alfred C. Galloway
TRUSTEE

C65339

IDENTIF. REFERENCE

JUL 31 9 42 AM '74
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUL31'74 CONV 28,332.51
JUL31'74 S'TAX A* 73.58
JUL31'74 TRUSTEE A* .50
JUL31'74 W'DEED A* 4.00 * 78.08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Alfred C. Galloway, 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 the 26th day of July 1974.

[illegible]
NOTARY PUBLIC

My Commission Expires: February 11, 1976

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 28,332.51, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Alfred C. Galloway

Amount Tax Paid $_____

Subscribed and sworn to before me

this 26th day of July 1974.

[illegible]
NOTARY PUBLIC

My Commission Expires: February 11, 1976