BOOK 4840 PAGE 25

LEON GILBERT
7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

JOHN NANNI,
SUBSTITUTE TRUSTEE

Map 72-15 Parcel 196

TO/ D E E D
Jack J. Cohen et al.

Whereas, by installment deed of record in Book 4427, page 82, Register's Office for DavidsonCounty, Tennessee, Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, conveyed the hereinafter described property to James B. Tucker and wife, Ann I. Tucker, and

Whereas, the said conveyees joined in said installment deed and conveyed said property to Howard R. Cohen, Trustee, with power to act in accordance with the terms and conditions of said installment deed, and

Whereas, the said Howard R. Cohen was unable to act as such Trustee when conditions made it necessary for him to do so and he was called upon for such action, and

Whereas, the undersigned John Nanni was named Substitute Trustee by instrument of record in Book 4825, page 390, R. O. D. C., Tenn., as provided in above mentioned installment deed, with all of the powers and authority which the said Howard R. Cohen, Trustee, did have under the terms and provisions of said installment deed, and

Whereas, default was made in the payment of the note secured in said installment deed, and the owner and holder of the note instructed the said John Nanni, Substitute Trustee, to institute proceedings as provided in said installment deed, and

Whereas, the said John Nanni, Substitute Trustee, did advertise in accordance with the provisions of said installment deed to sell said property at the south door of the courthouse at Nashville, Davidson County, Tennessee, on Tuesday, July 30th, 1974 , at twelve o'clock, noon, and

Whereas, at the time and place as named in said advertisement the said John Nanni, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest bid received was that of Jack J. Cohen wife, Bessie D. Cohen and Leon Gilbert who bid $3594.88

NOW THEREFORE, I, JOHN NANNI, SUBSTITUTE TRUSTEE, in pursuance of the power

and authority contained in said installment deed, and in consideration of the sum of $ 3594.68, paid in cash by Jack J. Cohen & wife, Bessie D. Cohen, and Leon Gilbert the receipt of which is hereby acknowledged, do by these presents sell, transfer and convey to Jack J. Cohen & wife, Bessie D. Cohen, 1/2 undivided interest & Leon Gilbert, 1/2 undivided interest their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 9 on the Map of Porter Road Subdivision of the Shinkle Property as of record in Book 843, page 38, R. O. D. C., Tennessee. Said Lot No. 9 fronts 50 feet on the westerly side of Riverside Boulevard, and runs back 152 feet on the northerly line and 155 feet 1 inch on the southerly line to a dead line and measures 50 feet thereon. being the same property conveyed to James B. Tucker and wife, Ann I. Tucker, by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, of record in Book 4427, page 82, R. O. D. C., Tenn., to which reference is here made.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Jack J. Cohen & wife, Bessie D. Cohen and Leon Gilbert, their heirs and assigns, forever.

I make this conveyance in pursuance of the powers and authority vested in me as Substitute Trustee, transferring to the said Jack J. Cohen & wife, Bessie D. Cohen & Leon Gilbert, their heirs and assigns, the benefit of all warranties as made in said installment deed, but not further or otherwise. This conveyance is made subject to all restrictions and all unpaid taxes.

In witness of the foregoing I have hereunto set my hand at Nashville, Tennessee, this 30th day of July, 1974.

John Nanni
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, M. L. RANDALL a Notary Public in and for said County and State, the within named John Nanni, Substitute 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 offical seal at Nashville, Tennessee, this 30th day of July, 1974.

M. L. Randall
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/19/75

M. L. RANDALL NOTARY PUBLIC DAVIDSON CO. EXPIRES

I hereby swear or affirm that the actual consideration or true value for this
greater, is 3,594.68 Affiant
to before me this 2nd day of Aug 1974
Deputy Register

LEON GILBERT
ATTORNEY AT LAW
24th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

C 65618

IDENTIF. REFERENCE

AUG 2 9 46 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

AUG-2	CONV	*3,594.68			
AUG-2 S'TAX			A*	9.36	
AUG-2 PR'FEE			A*	.50	
AUG-2	W'DEED		A*	4.00	* 13.86