Jan 72 $3.50/1.76
Trans # 20451

THIS INSTRUMENT PREPARED BY
CASTLEMAN & HARRIS, ATTYS.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

Name and address of Purchaser:	Send tax statements to:
Mr. Charles B. Hemmer, et ux, M. Jean Hemmer 1112 Berwick Trail Madison, Tennessee 37115	Same Address same.

mail to

82-16
232 pw

BOOK 4857 PAGE 588

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 28, 1972, of record in Book 4573, Page 230, Register's Office for Davidson County, Tennessee, Jackie Elkins conveyed the property hereinafter described to William D. Castleman, Trustee, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and CHARLES B. HEMMER and wife, M. JEAN HEMMER, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, William D. Castleman, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on May 7th, 14th and 21st, 1974; and,

WHEREAS, pursuant to said notice, I, WILLIAM D. CASTLEMAN, TRUSTEE, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right

of redemption and homestead, on Friday, May 31, 1974, at the South Door of the Court House in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, CHARLES B. HEMMER and wife, M. JEAN HEMMER, were the highest and best bidders, in the amount of Eight Thousand, Four Hundred, Forty Five and 90/100 ($8,445.90) Dollars; and,

Said real property was sold subject to the first mortgage which appears of record in Book 4218, Page 750, Register's Office for Davidson County, Tennessee, and any and all back taxes, if any.

NOW, THEREFORE, in consideration of the premises, I, WILLIAM D. CASTLEMAN, TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES B. HEMMER and wife, M. JEAN HEMMER, their heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Williams' Addition to Edgefield, now East Nashville, as of record in book 21, page 45, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 50 feet on the southerly side of Fatherland Street, and runs back between parallel lines 210 feet to an alley.
>
> Being the same property conveyed to Jackie Elkins by deed from Charles B. Hemmer and wife, M. Jean Hemmer, of record in Book 4573, Page 229, said Register's Office.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said CHARLES B. HEMMER and wife, M. JEAN HEMMER, their heirs and assigns, forever.

I, WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust of record in Book 4573, Page 230, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said CHARLES B. HEMMER and wife, M. JEAN HEMMER, their heirs and assigns, all right, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under and pursuant to said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this the 31st day of May, 1974.

C73754

IDENTIF. REFERENCE

OCT 3 3 22 PM '74

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

William D. Castleman, Trustee
WILLIAM D. CASTLEMAN, TRUSTEE

OCT-3	CONV	8,445.90			
OCT-3	S'TAX		A*	21.84	
OCT-3	REG FEE		A*	.50	
OCT-3	W'DEED		A*	6.00	* 28.34

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jneall Watson, a Notary Public, in and for the State and County aforesaid, the within named William D. Castleman, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee, this the 31st day of May, 1974.

Jneall Watson
Notary Public

My commission expires:
1-29-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,445.90.

William D. Castleman
Affiant

Subscribed and sworn to before me, this the 31st day of May, 1974.

Jneall Watson
Notary Public

My commission expires: 1-29-77.