BOOK 4865 PAGE 603

Burger + Tapfellis
John B. Rice
600 Alta Loma Rd.
Madison, Tenn

13-9
104 PW

TRUSTEE'S DEED

This deed, made and entered into this the 23rd day of October, 1974, by and between L. KENNETH JOHNSON, acting as Substitute-Trustee, as herein after stated, party of the first part, and JOHN B. RICE and wife, MATALENE RICE, parties of the second part, all of the County of Davidson, and State of Tennessee;

W I T N E S S E T H:

That whereas Ronald Wayne Sorrells and wife, Patricia K. Sorrells, in an installment deed and duly recorded in Book 4202, Page 669, Register's Office Davidson County, Tennessee, and whereas, Frank S. King, Jr., was appointed Trustee, and whereas, Frank S. King, Jr., Trustee, having failed or refused to act, and whereas, L. Kenneth Johnson was appointed Substitute-Trustee in Book 4854, Page 415, Register's Office Davidson County, Tennessee, and whereas, the terms and the conditions having not been complied with, and whereas, the indebtedness thereby secured being all declared due and unpaid, and the holder of the said indebtedness having called upon the said Substitute-Trustee to foreclose the said trust agreement in the said installment deed, the said Subsitute-Trustee after due advertisement as required by law and the terms of the installment deed offered said land for sale at the south door of the courthouse, Davidson County, Tennessee, on the 23rd day of October, 1974, when and where John B. Rice and wife, Matalene Rice, became the last and the highest bidder at the price of $6,206.00; and whereas, there, also, being present at said foreclosure and passing by during said foreclosure John Nolan, Al Chadwell, Patricia K. Sorrells and another lady accompanying her.

Now, therefore, the said L. Kenneth Johnson, acting as Substitute-Trustee as aforesaid, in consideration of the premises and of the said sum of $6,206.00, to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said JOHN B. RICE and wife, MATALENE RICE, their heirs and assigns, the land as foresaid, the same being described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 22 of Block "D" on the plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office Davidson County, Tennessee.
> SAID Lot No. 22 fronts 101 feet on the northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.
> BEING the same property conveyed Ronald Wayne Sorrells et ux Patricia K. Sorrells, by deed of record in Book 4202, Page 669, Register's Office Davidson County, Tennessee.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging, to them the said parties of the second part and their heirs and assigns in as full and ample a manner as the said Substitute-

Trustee has power to convey the same.

In testimony whereof, the said L. Kenneth Johnson acting as Substitute-Trustee has set his signature the day and year first above written.

L. Kenneth Johnson
Substitute-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary PUblic in and for said County and State, the within names, L. KENNETH JOHNSON, 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 official seal at Nashville, Tennessee, this the 23rd day of October, 1974.

NOTARY PUBLIC

My commission expires: 7-31-78.

FORECLOSURE SALE

Default having been made in the terms, conditions and payments provided for in an Installment Deed dated the 3rd day of January, 1968, executed by RONALD WAYNE SORRELLS and wife, PATRICIA K. SORRELLS, to Frank S. King, Jr., Trustee, to secure John B. Rice and wife, Matelene H. Rice, and recorded in Book 4202, Page 669, Register's Office Davidson County, Tennessee, to secure the indebtedness therein described, and the holder of said indebtedness having demanded payment of said indebtedness which was declared due and payable because of the breach of the conditions and terms of said installment deed and said trust agreement, and the holder of said indebtedness having demanded the payment of said indebtedness which is past due and unpaid, said payment not having been made, and conditions not having been met.

Therefore, I, L. KENNETH JOHNSON, having been appointed successor-trustee by instrument of record in Book 4854, Page 415, Register's Office Davidson County, Tennessee, having been requested so to do by the holder of said note and by the virtue of the power and authority vested in me will on the

23rd DAY OF
OCTOBER, 1974

at 12:00 o'clock noon at the South door of the Courthouse in Davidson County, Tennessee, sell to the highest bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions, which are expressly waived, and subject to any unpaid taxes, the following described property in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 22 of Block "D" on the plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office Davidson County, Tennessee.

SAID Lot No. 22 fronts 101 feet on the northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed Ronald Wayne Sorrells et ux Patricia K. Sorrells, by deed of record in Book 4202, Page 669, Register's Office Davidson County, Tennessee.

This the 25th day of September, 1974.

L. KENNETH JOHNSON
Substitute Trustee
JOHNSON & EDWARDS
Attorneys
600 Stahlman Building
Nashville, TN 37201 256-2197
Ins. Dates: Oct. 1, 8, 15, 1974
Ad. No. 2001

IDENTIF. REFERENCE

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.
NOV 4 1 26 PM '74

C 7 2 0 1 9

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

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

The actual consideration for this transfer or value of property (whichever is greater) is $6,206.00. This is equal to or less than the property would bring at a forced sale.

Sworn to and subscribed before me this 23rd day of October, 1974.

NOTARY PUBLIC

My commission expires: 7-31-78

BOOK 4865 PAGE 605

NOV-47	CONV	*6,200.00			
NOV-47 S'TAX			A*	16.12	
NOV-47 PR'FEE			A*	.50	
NOV-47	W'DEED		A*	4.00	* 20.62