BOOK 4875 PAGE 883

This instrument prepared by: William B. Bradley
Attorney at Law
Brentwood, Tennessee 37027

TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 2, 1971, of record in Book 4507, pages 167 and 168, Register's Office for Davidson, County, Tennessee, Pauline Vaughn Smith and husband, O. L. Smith, conveyed to E. A. Carney, Trustee, the hereinafter described real estate,,to secure the indebtedness therein described; and

WHEREAS, default was made in the terms, conditions and payments provided for in said deed of trust, and the holder of the indebtedness secured by said deed of trust having directed the said John Cheadle, Substitute Trustee as recorded in Book 4827, page 686, Register's Office for Davidson County, Tennessee, to sell said property; and

WHEREAS, the said John Cheadle, Substitute Trustee, pursuant to the power and authority vested in him by the deed of trust and instrument aforesaid, did advertise the property described in said deed of trust for sale in the manner therein provided, once each week for three consecutive weeks, the first of said publications having been made more than 20 days before the date of sale, notifying all whom it might concern that the said property would be sold on the 31st day of July, 1974, at 12:00 o'clock Noon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash; and

WHEREAS, the said John Cheadle, Substitute Trustee, on the day and year, and at the time and place, and on the terms aforesaid, and as provided in said trust instrument, did offer said property for sale at public sale, and James A. Carney and wife, Edith A. Carney, being the highest and best bidders therefor, became the purchasers thereof at and for the sum of $18,673.84, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, I,

John Cheadle, Substitute Trustee, by these presents do grant, bargain, sell and convey unto the said James A. Carney and wife, Edith A. Carney, their successors and assigns, the following described real estate located in Davidson County and more particularly described as follows:

TRACT I - Property located at 1315 Fifth Avenue, North, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the map of the Homestead Addition Estate of D. T. McGavock, as of record in Book 57, page 9, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of 5th Avenue North, formerly Summer Street, and extends back between parallel lines 166.3 feet to an alley.

BEING part of the property conveyed to Pauline Vaughn Smith by decree of record in Minute Book 160, page 82, Chancery Court, Part I, at Nashville a certified copy of which is of record in Book 1630, page 55, Register's Office for Davidson County, Tennessee.

TRACT II - Property located at 1318 Fifth Avenue, North, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 68 McGavock First Addition to Nashville, according to plan of record in Book 10, pages 606 and 608, Register's Office for said County.

Said part of said lot fronts 47½ feet on the easterly side of Fifth Avenue, North, formerly Summer Street, and runs back between parallel lines 174 feet.

BEING part of the property conveyed to Pauline Vaughn Smith by decree of record in Minute Book 160, page 82, Chancery Court Part I, at Nashville, a certified copy of which is of record in Book 1630, page 55, Register's Office for Davidson County, Tennessee,

together with all rights, privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD the premises hereby conveyed, together with all of the rights, privileges and appurtenances thereunto belonging unto the said James A. Carney and wife Edith A. Carney, their successors and assigns, forever.

And, I, John Cheadle, Substitute Trustee, do hereby transfer, assign and set over unto the said James A. Carney and wife, Edith A. Carney all the covenants and warranties contained in the aforesaid deed of trust, and to hereby warrant the title as full as I am authorized to do so, as Substitute Trustee, but not further or otherwise.

This conveyance is made subject to all unpaid taxes.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 30th day of August, 1974.

John R. Cheadle
SUBSTITUTE TRUSTEE

DEC 17 CONV 18,673.84
DEC 17 S'TAX A* 48.62
DEC 17 P'FEE A* .50
DEC 17 W'DEED A* 6.00 * 55.12

STATE OF TENNESSEE
DAVDISON COUNTY

Personally appeared before me, JOHN R. CHEADLE, a Notary Public in and for said County and State, the within named John R Cheadle the bargainors, with whom I am personally acquainted, and who acknowledged that they executed within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1974.

NOTARY PUBLIC

My commission expires: oct 26, 1977

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $18,673.84 Affiant
Subscribed and sworn to before me this 17th day of Dec 1974
Deputy Register

C81857

IDENTIFICATION REFERENCE

Dec 17 4 08 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.