PREPARED BY: TRABER & ROBINSON, ATTORNEYS, 217 SHADY GROVE RD.
NASHVILLE, TENNESSEE 37214

BOOK 4892 PAGE 368

SEND TAX BILLS TO: KATHERINE TAYLOR
Rt. 5 Vanderbilt Rd.
Mt. Juliet, Tenn. 37122

Map 106-50
Par. 90

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 15, 1972, of record in Book 4591, page 679, Register's Office for Davidson County, Tennessee, Art Products, Inc. conveyed the property hereinafter described to Tom G. Coleman, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, W.G. Traber was appointed Substitute Trustee in the stead of Tom G. Coleman, Jr. by written instrument of record in Book 4881, page 762, in said Register's Office and,

WHEREAS, default was made in the payment of the said indebtedness, and in the performance of the other covenants and agreements contained in said Deed of Trust and Katherine Taylor, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust and to sell the hereinafter described property; and

WHEREAS, the said W.G. Traber, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record newspaper published in Nashville, Davidson County, Tennessee, for thirty days; one insertion of said advertisement appearing in each of three issues of the Nashville Record, the first of which appeared upon January 21, 1975.

WHEREAS, pursuant to said notice, I, the undersigned, W.G. Traber, Substitute Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead on Thursday, February 27, 1975, at 12:00 Noon at the front door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale Katherine Taylor was the highest bidder. The amount of said bid being the sum of Twenty Thousand Seven hundred Seventy Six and 05/100 and the said Katherine Taylor being the holder of the indebtedness secured by a Deed of Trust together with the expenses of said sale, amounting to more than said bid, accordingly he was not required to pay any cash to the Substitute Trustee for the benefit of the Grantors.

NOW THEREFORE, in consideration of the premises, I, W.G. Traber, Substitute Trustee, have bargined and sold and by these presents do transfer and convey unto the said their heirs and assignes, the following described property situated in Davidson County, Tennessee, to wit:

FEB27[illegible]	CONV	20,776.05				
FEB27[illegible]	S'TAX		A*	54.08		
FEB27[illegible]	PW'FEE		A*	.50		
FEB27[illegible]	W'DEED		A*	4.00	*	58.58

Land in Davidson County, Tennessee, being Lot 19 on the Plan of Subdivision of A.M. Brown's Land in the 6th formerly 9th Civil District of Davidson County, Tennessee of record in Book 57, Page 126, Register's Office for said County.

Said Lot fronts 50 feet on the easterly side of Polk Avenue and extends back easterly about 132 feet to an alley in the rear.

Being the same property conveyed to Art Products, Inc., by deed from Katherine Taylor, a widow, as of record in Book 4591, page 677, said Register's Office.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Katherine Taylor their heirs and assigns forever.

I, W.G. Traber, Substitute Trustee, under said Deed of Trust, do hereby transfer, assigns, all of the right, title, and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Substitue Trustee, under said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, W.G. Traber, Substitute Trustee, has hereunto set his hand on this the 27th day of February, 1975.

C889 948

TAX REFERENCE
FEB 27 12 10 PM '75
REGISTER
DAVIDSON COUNTY, TENN.

W.G. Traber, 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 named W.G. Traber, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennesee, on this the 27th day of February, 1975.

Notary Public

TRACEY BOLES ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TN.

My Commission Expires: 11-15-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer of $ 20,776.05

Affiant

Subscribed and sworn to before me, this the 27th day of February, 1975.

Notary Public

My Commission Expires: