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BOOK 4893 PAGE 127

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IDENTIF. REFERENCE

MAR 3 2 34 PM '75

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

Prepared by:

Truman S. Wrenne
Attorney At Law
344 4th Avenue North
Nashville, Tennessee 37219

Name and Address - New Owner

CARL S. HASTY, ET UX
3325 Charlotte Ave.
Nashville, Tennessee 37209

Send Tax Statements to:

SAME

Map 92-13
Par. 79
mo

Tax Parcel No. _____

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TRUSTEE'S DEED

WHEREAS, Charles James Beardsworth, Sr., and Charles James Beardsworth, Jr., by deed of trust in Book 4653, page 938, Register's Office of Davidson County, Tennessee, conveyed to Albert W. Johnson, Trustee, with power to sell upon default in the payment of the indebtedness therein secured, certain land hereinafter described; and

WHEREAS, default in the payment of the indebtedness therein secured was made, and Carl S. Hasty and wife, Eva R. Hasty, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee; and

WHEREAS, I, William E. Higgins, having been appointed Successor Trustee in the place and instead of Albert W. Johnson, by instrument of record in Book 4883, page 288, said Register's Office, caused said property to be duly advertised by notice published according to the terms of the deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Tuesday, February 25, 1975 at 12:00 noon, at the front door of the Courthouse in Nashville, Tennessee, said property herein described would be sold to the highest and best bidder at public auction for cash, and free from the equity of redemption, homestead and dower; all of which was expressly waived in said deed of trust, and

WHEREAS, at the time and place stated on said terms, I offered said property for sale at public outcry and sold said property to Carl S. Hasty and wife, Eva R. Hasty, hereinafter referred to as Grantees at a bid of TWENTY THOUSAND AND NO/100 ($20,000.00) DOLLARS, that being the highest and best bid, and

I, William E. Higgins, Successor Trustee, as aforesaid, have bargained and sold and by these presents do transfer and convey unto the said grantees, their heirs and assigns, all the right, title and interest vested in me by said deed of trust in the property therein described, which said property is described as follows:

> Being Lot No. 8, Block 1, on the Plan of Charlotte Park Company's 2nd Addition of record in Book 57, page 160 and 161, Register's Office for said County.
> Said Lot No. 8 fronts 50 feet on the south side of Charlotte Pike or Avenue and runs back between parallel lines along the east margin of 35th Avenue North 150 feet to an alley in the rear.
> Being the same property conveyed to Charles James Beardsworth, Sr., and Charles James Beardsworth, Jr.,

by deed from Carl S. Hasty and wife, Eva R. Hasty, as of record in Book 4653, page 938, said Register's Office.

The above described property is being conveyed subject to any unpaid taxes.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever. And I do hereby transfer and assign unto the grantees, their heirs and assigns, all the rights and benefits of the covenant and warranty in said deed of trust to me contained, in as full and ample a manner as under it I can or should do, but I convey and assign as Successor Trustee, and not otherwise.

Witness my hand this the 28th day of February, 1975.

William E. Higgins, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Suzanne R. Johnston a Notary Public in and for said County and State, the within named William E. Higgins, Successor 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 28th day of February, 1975.

Notary Public

My Commission Expires:

7-26-76

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,000 & no/100ths. Subscribed and sworn to before me, this the 28th day of February, 1975.

Eva R. Hasty

Notary Public

My Commission Expires: January 26, 1976

MAR-3[illegible]	CONV	20,000.00			
MAR-3[illegible] S'TAX			A*	52.00	
MAR-3[illegible] PR'FEE			A*	.50	
MAR-3[illegible]	W'DEED		A*	4.00	* 56.50