Title Boy BOOK 4894 PAGE 109

This Deed Prepared by James A. Carney, Attorney, 729 Stahlman Bldg, Nashville, Tenn. 37201

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL
Charles E. Binkley et al c/o T. C. Jones Realty 1711 Ninth Avenue No. Nashville, Tennessee 37208	Same	12D78285

TRUSTEE'S DEED

WHEREAS, by Installment Deed by James R. Davis and wife, Pauline J. Davis, to J. T. Murphree, Trustee, and recorded in Book 4790, page 798, Register's Office for Davidson County, Tennessee, and to secure a promissory note therein described, and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the said J. T. Murphree, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument, and

WHEREAS, the said J. T. Murphree, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell this property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on February 7, 1975 at twelve o'clock noon, and

WHEREAS, at the time and place of said advertisement the said J. T. Murphree, Trustee, offered the property hereinafter described for sale to the highest bidder and the highest and best bid received was that of Charles E. Binkley and T. C. Jones, in the amount of $4,150.00. This sale is made subject to all unpaid taxes due to Metropolitan Government of Nashville-Davidson County, Tennessee, and all other prior superior encumberances of record.

NOW, THEREFORE, I, J. T. Murphree, Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, J. T. Murphree, Trustee, therefore sell, transfer and convey unto the said purchasers, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Haynes Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County.

Said lot fronts 40 feet on the easterly side of Whites Creek Pike, and runs back 137 feet, more or less, on the northerly side and 135 feet, more or less, on the southerly line to an alley in the rear on which it measures 35 feet.

Being the same property conveyed to James R. Davis and wife, Pauline J. Davis, by deed from James A. Carney and wife, Edith A. Carney, of record in Book 4790, page 798, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Binkley and T. C. Jones, their heirs and assigns. This conveyance is made subject to the powers vested in me

by said Installment Deed, but not otherwise, This conveyance is made subject to any and all unpaid taxes and restrictions as to building and use, and all other superior encumberances of record.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, on this the 7th day of February 1975.

J. T. Murphree, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for and in the County and State aforesaid, the within named, J. T. Murphree, Trustee, the bargainors, with whom I am personally acquainted and who acknowledged that he, as Trustee, executed the within instrument for the purpose therein contained.

This 7th day of February 1975.

James B Carney
NOTARY PUBLIC

My Commission Expires: 1-

JAMES B. CARNEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C89764

IDENTIF. REFERENCE

MAR 6 12 34 PM '75

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 4,150.00 James B Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 1975

W. W. Pellum
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 14, 1978

MAR-6 15	CONV	*4,150.00			
MAR-6 15 S'TAX			A*	10.66	
MAR-6 15 PR'FEE			A*	.50	
MAR-6 15	W'DEED		A*	4.00	* 15.16