Address of Owner:
Ira Lee Maynard, et ux
202 McKennell Drive
Nashville, Tenn. 37206

Mail Tax Bills:
to Owner

Improved Property known as 1210 Pennock Ave.
Nashville, Tenn.

TRUSTEE'S DEED
BOOK 4906 PAGE 462

7-15
4 12 PM

WHEREAS, by a certain installment deed executed by James E. Bolian and wife, Gladys G. Bolian, of record in Book 4714, page 428, Register's Office for Davidson County, Tennessee, hereinafter described property was conveyed in trust to the undersigned Brownie Lee Maynard, Trustee, to secure the indebtedness described in said installment deed, a reference to said instrument being here made; and

WHEREAS, default was made in the terms and payments of said indebtedness and the lawful holder and owner of said note therein described, by virtue of the power and authority of said Installment Deed declared the entire balance due and payable and requested me as Trustee to advertise said property for sale.

In accordance therewith, I did advertise said property for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, and did in accordance with said advertisement and said installment deed offer said property for sale for cash to the highest and best bidder at 12o'olock Noon on April 16, 1975, at the south door of the county courthouse in Nashville, Davidson County, Tennessee, and did on said date and place sell the property to Ira Lee Maynard and wife, Faitha Helen Maynard for the sum of Eight Thousand Five Hundred ($8,500.00) Dollars, their's being the highest, best and last bid.

The said Ira Lee Maynard and Faitha Helen Maynard, being the holder and owners of the said note was not required to pay the amount to me, but they have paid the cost of the sale and credited said amount on said note.

NOW, THEREFORE, I, BROWNIE LEE MAYNARD, TRUSTEE, in consideration of the foregoing premises and for $5.00 paid to me in cash by Ira Lee Maynard and wife, Faitha Helen Maynard, the receipt of which is hereby acknowledged, have this day bargained and sold and do hereby transfer and conveyto the said Ira Lee Maynard and wife, Faitha Helen Maynard, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to-wit:

> Being Lot No. 19 on the Map of Crutchers Subdivision, of part of Lucy H. Lindsley Property, of record in Book 161, page 129, Register's Office for said County.
>
> Said Lot 19 fronts 50 feet on the west side of Pennock Avenue and runs back between parallel lines 150 feet to and alley.

TO HAVE AND TO HOLD said Tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ira Lee Maynard and wife, Faitha Helen Maynard, their heirs and assigns, forever.

I further transfer and convey unto the said IRA LEE MAYNARD AND WIFE, FAITHA HELEN MAYNARD, their heirs and assigns, all the benefits of any warranties in said Installment Deed contained insofar as I, as Trustee, may do so, no further and not otherwise.

Witness my hand at Nashville, Tennessee, this 17th day of April, 1975.

Brownie Lee Maynard
BROWNIE LEE MAYNARD, TRUSTEE

C95331

IDENTIF. REFERENCE

APR 23 11 20 AM '75
FELIX A. ELLIS REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

APR23 75	CONV	*8,500.00			
APR23 75	TAX		A*	22.10	
APR23 75	PR'FEE		A*	.50	
APR23 75	W'DEED		A*	4.00	* 26.60

Personally appeared before me, L. O. Hardaway a Notary Public in and for said County and State, the within named BROWNIE LEE MAYNARD, 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 17th day of April, 1975.

L O Hardaway
Notary Public

My commission expires: Oct. 29, 1975

This deed prepared by:
Ira Lee Maynard
202 McKennell Drive
Nashville, Tenn. 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $8500 cc

Subscribed and sworn to before me, this the 22 day of April, 1975

Ira L Maynard
Affiant

My commission expires: Oct 29-75

L O Hardaway
Affix Seal Notary Public