New Owners:
William C. Gifford and Sue D. Gifford
Old Dry Fork Road
Nashville, Tennessee

Send tax bills to same. BOOK 4908 PAGE 67

Mail → This instrument was prepared by GRISSOM AND SHORT, Attorneys Court Square Building Nashville, Tennessee

Map - 71-16
Par. 46

TRUSTEE'S DEED

This instrument made and entered into this the 28th day of April, 1975, by and between Hunter Short, Trustee, party of the first part, and William C. Gifford and wife, Sue D. Gifford, parties of the second part.

W I T N E S S E T H :

Whereas, by an Installment Deed of record in Book 4785, page 862, Register's Office for Davidson County, Tennessee, William T. Carrender conveyed certain property described therein to Hunter Short, Trustee, to secure the payment of an indebtedness described therein to William C. Gifford and wife, Sue D. Gifford;

Whereas, default was made in the payment of said indebtedness and the holder thereof has directed the party of the first part to advertise and sell said property in satisfaction of said indebtedness and the cost of foreclosure in accordance with the terms and provisions of said Installment Deed;

Whereas, the party of the first part did advertise said property for sale in accordance with the terms of said Installment Deed, notices of the time and place of said sale being published in the Nashville Record; and

Whereas, pursuant to said notices the party of the first part did offer said property for sale at the front door of the Davidson County Courthouse in Nashville, Tennessee, on April 25, 1975, at 12:00 o'clock noon and the parties of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $15,000.00.

Now, therefore, in consideration of the premises, the party of the first part has this day bargained and sold

and does hereby transfer and convey unto the parties of the second part the following real estate located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the northerly 70 feet of the southerly 85 feet of the westerly 150 feet of Lot No. 2 on the Plan of A. B. Spain's Subdivision of the Lischey Garden as of record in Book 161, page 116, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the easterly margin of Jones Avenue said point being 15 feet north of the southwest corner of Lot No. 2 of said Plan thence northerly and with the easterly margin of Jones Avenue 70 feet, thence easterly and parallel with the line between Lots Nos. 1 and 2, 150 feet to a point, thence southerly and parallel with the easterly margin of Jones Avenue, 70 feet to a point, thence westerly and parallel with the line between Lots Nos. 1 and 2, 150 feet to the point of beginning.
>
> Being the same property conveyed to William T. Carrender by deed from William C. Gifford and wife, Sue D. Gifford, of record in Book 4785, page 862, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate unto said parties of the second part, their heirs and assigns, forever and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind which were waived.

And I, Hunter Short, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the party of the first part has hereunto affixed his signature the day and date first above written.

Hunter Short, Trustee
Party of the First Part

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 Hunter Short, 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 April, 1975.

Sharon Goin
Notary Public

My Commission Expires:
September 12, 1978

SHARON GOIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1975.
Deputy Register

IDENTIF. REFERENCE

APR 29 3 32 PM '75
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

096128

APR 29	CONV	15,000.00				
APR 29	S'TAX		A*	39.00		
APR 29	PR'FEE		A*	.50		
APR 29	W'DEED		A*	6.00	*	45.50