Berger
Jack Cohen SEND Tax Bills To →
Steadman Bldg.
Nashville, Tenn.

Mail Deed to. F.Bk No 1103095

Prepared By J.B.Watson,Atty.
3805 Gallatin Rd
Nashville,Tenn.

Map + Pc.

92-2226

BOOK 4925 PAGE 735

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment of a note executed October 30, 1965 by Henry Lunsford and wife Willie Dean Lunsford, being the note described in and secured by the Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen, and Marjorie C. Watson to Henry Lunsford and wife, Willie Dean Lunsford, of record in Book 3953, page 122, Register's Office for Davidson County, Tennessee, in which deed said grantees conveyed the therein described real property to J. B. Watson, Jr., Trustee, to secure the payment of said note;

And, WHEREAS, the owners and holders of said note, in accordance with the provisions of the trust agreement in said Installment Deed, having declared the entire indebtedness due and payable, and having been requested by said owners so to do, I, J. B. Watson, Jr., Trustee, by virtue of the power and authority vested in me as such Trustee, did, after causing notice of sale to be duly and regularly published as required by said deed and the laws of the State of Tennessee, said notice having been published in the Nashville Record on May 13th, May 20th and May 27, 1975, a newspaper published in Davidson County, Tennessee, offer for sale, at the South door of the Court House in Nashville, Tennessee at 12 o'clock noon Central Daylight Savings Time on June 5, 1975, to the highest and best bidder for cash, free from the equity of redemption, the statutory rights of redemption, homestead, dower, and all other exemptions, which are expressly waived in the trust agreement in said Installment Deed, the parcel of real estate described and conveyed therein; and the bid of Two Thousand ($2,000.00) Dollars, which has been credited to the indebtedness, the receipt of which is hereby acknowledged, have bargained and sold and do by these presents transfer and convey unto Jack J. Cohen and wife, Bessie D. Cohen, and Marjorie C. Watson, their heirs and assigns, the before mentioned parcel of real estate situated in Davidson County, Tennessee, described as follows:

Being Lot No. 146 of Block 6 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the northerly side of Albion Street and runs back between parallel lines 140 feet to an alley.

To have and to hold said parcel of real estate together with the title, estate, interest and appurtenance thereto belonging to the said Jack J. Cohen and wife Bessie D. Cohen and Marjorie C. Watson, their heirs and assigns.

And I further transfer and convey unto Jack J. Cohen and wife, Bessie D. Cohen, and Marjorie C. Watson, their heirs and assigns, all the rights and benefits of the covenants and warranties contained in the said Installment Deed insofar as I, J. B. Watson, Jr., Trustee, can legally do but no further or otherwise. Said property is sold and conveyed subject to all validly ad valorum taxes, all restrictions of record, zoning regulations, and any prior liens of record.

Witness my hand at Nashville, Tennessee this June 9, 1975.

J. B. WATSON, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23 DAY OF June 1975.

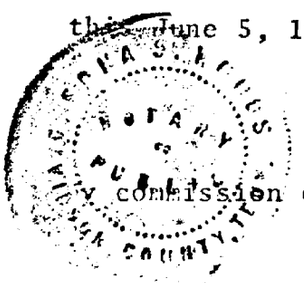
Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named J. B. Watson, Jr., 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 of office at Nashville, Tennessee this June 5, 1975.



Edna S. Woods
NOTARY PUBLIC

My commission expires 4-23-1978

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IDENTIF. REFERENCE

JUN 23 3 17 PM '75
FELIX E. ALLISON REGISTER
DAVIDSON COUNTY, TENN.

JUN23 75	CONV	*2,000.00				
JUN23 75	S'TAX		A*	5.20		
JUN23 75	P&'FEE		A*	.50		
JUN23 75	W'DEED		A*	4.00	*	9.70