Address New Owner:	Send Tax Bills To:	Map-Parcel No.
ERNEST E. CRITTENDEN, et ux 3124 Edgemont Nashville, Tennessee 37214	ERNEST E. CRITTENDEN, et ux 3124 Edgemont Nashville, Tennessee 37214	41-12-23 Parcel ~~5D-36251~~ 12 D-46780

FROM: ERNEST E. CRITTENDEN, JR., TRUSTEE

TO: ERNEST E. CRITTENDEN, et ux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $23,408.57.

Ernest E. Crittenden
Affiant

Sworn and subscribed to before me this 2nd day of July, 1975.

Notary Public

My Comm. Expires 7-3-78

This Deed Prepared By:

RICHARD MARSHALL
Attorney at Law
Nashville, Tennessee 37201

TRUSTEE'S DEED

WHEREAS, ERNEST E. CRITTENDEN and wife, AGNES R. CRITTENDEN, by Installment Deed, dated May 12, 1973, and recorded in Book 4707, page 417, Register's Office for Davidson County, Tennessee, conveyed certain real property therein described to JAMES L. GOBER and wife, JO ANN GOBER, and wherein said James L. Gober and wife, Jo Ann Gober, joined therein and conveyed the real property therein described to ERNEST E. CRITTENDEN, JR., TRUSTEE, for the purpose of securing a certain purchase money Vendor's Lien Note, of even date therewith, executed by James L. Gober and wife, Jo Ann Gober, the said Installment Deed retaining a lien upon the said land to secure the said note, and also to secure interest to accrue on same, attorney's fees, Trustee's commissions, and costs of collection, if necessary, and all costs connected with the foreclosure of the power of sale contained in said Installment Deed in favor of the said Ernest E. Crittenden, Jr., Trustee, all as set forth and provided for in the said Installment Deed, heretofore mentioned; and

WHEREAS, the indebtedness secured by the terms and provisions of said Installment Deed was not paid according to the terms and conditions of same, and in accordance with the terms and conditions of the said Vendor's Lien note secured by said Installment Deed, and the terms contained therein, and said Vendor's Lien, and pursuant to the authority vested in the powers of foreclosure in said Installment Deed, the lawful owners and holders of said note and of said indebtedness declared the said Installment Deed and trust powers immediately exigible, due and payable, and the said Ernest E. Crittenden, Jr., Trustee, at the request of the holders of said note, who were and are the said Ernest E. Crittenden and wife, Agnes R. Crittenden, thereupon advertised said property for sale in accordance with the provisions of said powers contained in said Installment Deed, in the The Nashville Record, a newspaper published in Davidson County, Tennessee, said publication having commenced on the 3rd day of June, 1975, naming the 2nd day of July, 1975, at 12:00 Noon, at the South Door of the Courthouse in Davidson County, Tennessee, located in the City of Nashville, on the Public Square in said County and State, as the time and place of sale; and

WHEREAS, the said Ernest E. Crittenden, Jr., Trustee, appeared at the time and place mentioned in said advertisement and offered said land for sale to the highest bidder, for cash, in accordance with the terms of the said powers contained in said Installment Deed, at which time and place ERNEST E. CRITTENDEN and wife, AGNES R. CRITTENDEN, appeared and bid the sum of Twenty-three Thousand Four Hundred Eight and 57/100 ($23,408.57) Dollars, for said real estate described in said Installment Deed and in said Notice of Sale, which bid being the highest, best and last bid made, was duly accepted by the Trustee, and the property struck off and sold to the said ERNEST E. CRITTENDEN and wife, AGNES R. CRITTENDEN, subject, however, to all unpaid Metropolitan and State/realty taxes, and subject to the rights of the United States under a Federal Tax Lien under the Internal Revenue Laws of the United States created against said property by a tax lien notice recorded in the Register's Office for Davidson County, Tennessee, in Book 4913, page 547, of said Office, which said tax lien granted to the United States Government the right to redeem this property, after this sale, within

a period of one hundred twenty (120) days from and after the date of said sale.

NOW, THEREFORE, in consideration of the premises, and of the said sum of Twenty-three Thousand Four Hundred Eight and 57/100 ($23,408.57) Dollars, which has been credited on the above indebtedness mentioned in said Installment Deed, and in the said Vendor's Lien Note secured thereby, the same being at this time in the principal amount of $22,365.86, together with accrued interest to date of sale of $545.51, insurance premium paid by the owners of said Vendor's Lien Note in the amount of $104.00, attorney's fee of $100.00, Trustee's commission of $100.00, and the costs of notices of sale in The Nashville Record of the sum of $193.20, making up said total sum of $23,408.57, which is the amount of the indebtedness, costs of foreclosure, attorney's fee, Trustee's commission, and said interest, I, ERNEST E. CRITTENDEN, JR., TRUSTEE, as aforesaid, have bargained and sold, and do hereby convey unto the said ERNEST E. CRITTENDEN and wife, AGNES R. CRITTENDEN, their heirs and assigns, the following described real property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Bellshire Estates, Section I, as of record in Book 2133, page 125, Register's Office for said County.
>
> Said Lot No. 18 fronts 143 feet on the northerly side of Darbytown Drive and extends back 284.2 feet on the easterly line and 280 feet on the westerly line to a dead line, measuring 142 feet thereon.
>
> Being the same property conveyed to James L. Gober and wife, Jo Ann Gober, by Installment Deed from Ernest E. Crittenden and wife, Agnes R. Crittenden, of record in Book 4707, page 417, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land to the said ERNEST E. CRITTENDEN and wife, AGNES R. CRITTENDEN, their heirs and assigns, in fee simple, forever.

The said ERNEST E. CRITTENDEN, JR., TRUSTEE, transfers and conveys unto said ERNEST E. CRITTENDEN and wife, AGNES R. CRITTENDEN, their heirs and assigns, all of the right and benefit of the warranty, and all of the covenants contained in the said Installment Deed and power of sale set forth therein in as full a manner as in said Installment Deed and power of sale he can, or should, convey, but not otherwise.

This conveyance is made subject to all unpaid Metropolitan and State realty taxes and subject to the rights of the United States to redeem this property at the amount of the above sale price of $23,304.39, together with accrued interest as provided by law, from and after this date, within a period of 120 days from and after the date of this sale and this Deed.

THIS the 2nd day of July, 1975.

ERNEST E. CRITTENDEN, Trustee

* * * * * * * * * * * * * *

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
JUL 2 12 17 PM '75
IDENTIF. REFERENCE
D05269

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, JUDY BINKLEY, a Notary Public in and for said County and State, the within named ERNEST E. CRITTENDEN, 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 at Nashville, Davidson County, Tennessee, this 2nd day of July, 1975.

JUDY BINKLEY NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 7-31-78

This is improved property, known as 1132 Darbytown Drive, Nashville, Tennessee 37207.

JUL-25	CONV	23,408.57			
JUL-25	S'TAX		A*	60.84	
JUL-25	PR'FEE		A*	.50	
JUL-25	W'DEED		A*	8.00	* 69.34