BOOK 4932 PAGE 404

Send Tax Bills To: - Buyer

Eva R. Garfinkle
723 Stahlman Building
Nashville, Tennessee 37201

Map: 92-7

Par: 140

3W 11105
PW

D E E D

WHEREAS, Sherman House and wife, Martha Patricia House, executed a note and joined in an Installment Deed to secure said note, conveying to Elkin Garfinkle, Trustee, the property hereinafter described; said deed is of record in Book 3398, Page 510, R.O.D.C., Tennessee; and

WHEREAS, default was made in the payment of said note and the owner and holder thereof instructed the said Elkin Garfinkle, Trustee, to institute foreclosure proceedings as provided by said deed; and

WHEREAS, the said Elkin Garfinkle, Trustee, did advertise in accordance with the provisions of said deed to sell said property at the South Door of the Courthouse at Nashville, Tennessee, on Wednesday, July 9, 1975, at twelve o'clock noon; and

WHEREAS, at the time and place as named in said advertisement the said Elkin Garfinkle, Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest and best bid received was that of Eva R. Garfinkle, who bid $1200.00

NOW THEREFORE, I Elkin Garfinkle, Trustee, in pursuance of the power and authority vested in me by said deed and in consideration of the sum of $1200.00, paid in cash by Eva R. Garfinkle, the receipt of which is hereby acknowledged, do sell, transfer and convey to Eva R. Garfinkle, her heirs and assigns, the following tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 11 and the Easterly part of the northerly 8.8 feet of Lot No. 10 on the Plan J.B. Davis Subdivision of record in Book 161, Page 123, R.O.D.C., Tenn. Said part of said lots front together 42 feet on the West side of 21st Avenue, North and runs back between parallel lines 64.2 feet on the North line and 66.5 feet on the South line to the right of way line of the Tennessee Central Railroad and being more fully described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1200.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16th DAY OF July 1975

Deputy Register

Beginning at a stake in the westerly margin of 21st Avenue North, said stake being located at S. 8° 30' E., 33.2 feet from the southerly margin of Herman Street, running thence S. 8° 30' E., 42 feet to a stake passing the original corner of Lots 10 and 11 at 33.2 feet, running thence N. 81° 30' 66.5 feet to a stake in R.W. Line of Tennessee Central Railroad, thence with said right of way line Northerly 42 feet to a stake, passing original corner of Lots Nos. 10-11 at 8.8 feet, running thence N. 81° 30' E. 64.2 feet to point of beginning.

Being the same property described by deed of record in Book 3398, Page 510, Register's Office for Davidson County, Tennessee.

$1,200.00 3.12 7.62

TO HAVE AND TO HOLD the said tract of land with the appurtenances, title and interest thereto belonging to the said Eva R. Garfinkle, her heirs and assigns forever.

I make this conveyance in pursuance of the powers vested in me as Trustee, transferring to the said Eva R. Garfinkle, her heirs and assigns, the benefit of all warranties as made to me in said deed but not further or otherwise. This conveyance is made subject to all prior liens or encumbrances and restrictions as to building and use and any unpaid taxes.

IN WITNESS OF THE FOREGOING, I have hereunto set my hand at Nashville, Tennessee, this 11th day of July, 1975.

D0698 4

Jul 16 11 12 '75

TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Delone Anderson, a Notary Public in and for said County and State, the within named Elkin Garfinkle, 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 11th day of July, 1975.

DELONE ANDERSON NOTARY PUBLIC AT LARGE STATE OF TENN.

NOTARY PUBLIC
My Commission Expires: August 20, 1977

This instrument prepared by:

Elkin Garfinkle
400 Stahlman Building
Nashville, Tennessee 37201

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received