BOOK 4932 PAGE 842

ADDRESS NEW OWNER:
Al Hersh Realty
5214 Harding Road
Nashville, Tennessee
37205

SEND TAX NOTICES TO:
Owner

This instrument prepared by:
Foley & Weiss, Attorneys
507 Stahlman Building
Nashville, Tennessee 37201
MAP 133-1 PARCEL 75

T R U S T E E 'S S A L E

WHEREAS, default was made in the terms, conditions and payments made and provided for in an installment deed dated February 1, 1975, executed by Clifford Combs to Peter Weiss, Trustee, of record in Book 4887, page 554, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded and said Trustee having been requested so to do by the lawful owner and holder of the indebtedness secured by said installment deed, I, Peter Weiss, Trustee, caused said real estate to be advertised in accordance with the provisions of said installment deed by three weekly publications appearing in THE NASHVILLE RECORD on the 17th and 24th day of June and the 1st day of July, 1975, advertising that said real estate would be sold at 11:05 a.m. o'clock , July 9, 1975, at the South door of the Courthouse of Davidson County, Tennessee, in Nashville, to the highest bidder for cash, free from all equities of redemption, homestead and dower and all other exemptions of every kind and nature, all of which were expressly waived in said installment deed, but subject to any and all taxes which might be a lien upon said real estate; and at the time and place stated in said advertisement, I, Peter Weiss, Trustee, personally appeared and offered said property for sale at public outcry, and the highest,best and last bid received was the sum of $5,000.00, by Hal E. Wilson, Jr. and Alfred Hersh d/b/a H & W Properties, to whom said property was sold.

NOW, THEREFORE, in consideration of the premises and the sum of $5,000.00, paid by the said Hal E. Wilson, Jr. and Alfred Hersh d/b/a H & W Properties, by crediting said sum against the indebtedness secured by said installment deed. Therefore, I, Peter Weiss, Trustee, have this date bargained and sold, and by these presents do transfer and convey to Hal E. Wilson, Jr. and Alfred Hersh d/b/a H & W Properties heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

LAND in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of H. G. McNabb's Subdivision of the Morton Lands, as of record in Book 1130, page 64, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Louise Drive, at the corner of Lots Nos. 40 and 41, thence with the line between said two lots, eastwardly 157.8 feet; thence northwardly 53 feet to the southerly margin of Patterson Street; thence with said street, North 85° 49' West 136 feet to the beginning of a curve; thence around said curve, with a radius of 20.4 feet, southwestwardly 33.6 feet to the easterly margin of Louise Drive; thence with said Drive, southwardly 43 feet to the beginning.

This is improved property at 3200 Louise Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of parcel of land, with the estate appurtenances, title and interest thereto belonging to Hal E. Wilson, Jr. and Alfred Hersh d/b/a H & W Properties, their heirs and assigns forever. And I do covenant with the said Hal E. Wilson, Jr. and Alfred Hersh d/b/a H & W Properties, that I am lawfully seized and possessed of said real estate as Trustee only, and by terms of above mentioned installment deed have a good right to sell and convey the same, and that same is unencumbered except for any and all taxes that may be a lien against the property, and the deed of trust of record in Book 4832, page 662, Register's Office for Davidson County, Tenn. I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said real estate to Hal E. Wilson, Jr. and Alfred Hersh d/b/a H & W Properties, their heirs and assigns against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

WITNESS my hand this the 9th day of July, 1975.

Peter Weiss

Peter Weiss, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Weiss, Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 1975.

Notary Public

My Commission Expires: 11-8-75

NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE

BOOK 4932 PAGE 844

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is
$ 5,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of July, 1975.

My Commission Expires: 11-8-78

Notary Public

JUL 17 75 CONV *5,000.00
JUL 17 75 S'TAX A* 13.00
JUL 17 75 PR'FEE A* .50
JUL 17 75 W'DEED A* 6.00 * 19.50

D 0 7 2 0 1

TO FOR NOTE REFERENCE

JUL 17 1 57 PM '75

REGISTER
DAVIDSON COUNTY, TENN.