TRUSTEE'S DEED

WHEREAS, default having occurred in the payment of a note executed August 23, 1963 by John Summers and wife Mable Summers, being the note described in and secured by the Installment Deed from George Gianikas and Sam Garfinkle to John Summers and wife Mable Summers of record in Book 3616, page 42, Register's Office for Davidson County, Tennessee, in which deed said grantees conveyed the property therein described to J. B. Watson, Jr., Trustee, to secure the payment of said note; and

WHEREAS, the owners and holders of said note, George Gianikas and Joel Garfinkle, 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 Installment Deed and the laws of the State of Tennessee, said notice of sale having been published in the Nashville Record on July 1st, 8th, and 15, 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 July 31, 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 Thirty Five Hundred ($3,500.00) Dollars made by George Gianikas and Joel Garfinkle, the owners of said indebtedness, said $3,500.00 having been credited to the note, the receipt of which is hereby acknowledged, have bargained and sold and do by these presents transfer and convey unto George Gianikas and Joel Garfinkle, their heirs and assigns, the before mentioned parcel of real estate situated in Davidson County, Tennessee and described as follows:

Being parts of Lots Nos. 38 and 39 on the Map of P. E. Raymond's Subdivision of record in Book 57, page 63, Register's Office for Davidson County, Tennessee and more specifically described as follows:

Beginning at a point in the westerly margin of 12th Avenue North, formerly Songster Street, said point being the Northeast corner of Lot No. 39 on said Plan; thence along the Northerly line of Lot No. 39, 135 ft. to a point; thence Southerly and parallel to 12th Avenue North 47 ft. to a point in Lot No. 38 on said Plan; thence Eastwardly and parallel to the Northerly line of Lot No. 39, 135 ft. to a point in the westerly margin of 12th Avenue North; thence Northwardly 47 ft. along the Westerly margin of 12th Avenue North 47 ft. to the point of beginning.

To have and to hold said parcel of real estate together with the title, estate, interests and appurtenances thereto belonging to the said George Gianikas and Joel Garfinkle, their heirs and assigns.

And I further transfer and convey unto George Gianikas and Joel Garfinkle, their heirs and assigns, all the rights and benefits of the covenants and warranties contained in the trust agreement in said Installment Deed insofar as I, J. B. Watson, Jr., Trustee, can legally do but no further or otherwise, said property being sold and conveyed subject to all restrictions of record, zoning regulations, unpaid taxes, and any other prior liens of record.

WITNESS MY HAND at Nashville, Tennessee this July 31, 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 $ 3500.00

J. B. Watson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF August 1975

Deputy Register

BOOK 4939 PAGE 321

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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this July 31, 1975.

Edna S. Woods
NOTARY PUBLIC

My commission expires 4-23-1978

This instrument was prepared by J. B. Watson, Jr., Attorney, 3805 Gallatin Road, Nashville, Tenn. 37216.

Mail to

This is improved property known as 2127-12th Avenue North, Nashville, Tenn. 37208.

Address new owners and send tax bills as follows:

George Gianikas and Joel Garfinkle
2016 Terrace Place
Nashville, Tenn. 37203

Map No. 81-3

Parcel No. 209.1

IDENTIF. REFERENCE

AUG 7 1 34 PM '75

FILED AND RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

D10092

AUG-75	CONV	*3,500.00				
AUG-75 S TAX			A*	9.10		
AUG-75 PR FEE			A*	.50		
AUG-75	W DEED		A*	4.00	*	13.60