ADDRESS NEW OWNER:
Jack J. Cohen
Stahlman Building
Nashville, Tennessee

SEND TAX NOTICES TO:
Owner

This instrument prepared by:
FOLEY & WEISS, ATTORNEYS
507 Stahlman Building
Nashville, Tennessee 37201
Map 105-13 Parcel 119

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 March 27, 1974,executed by Ollie Parks to J. J. Foley, Jr., Trustee, of record in Book 4805, page 525, and re-recorded in Book 4908, page 429, 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, J. J. Foley, Jr.,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 15th and 22nd and the 29th days of July, 1975, advertising that said real estate would be sold at 12:15 P.M. o'clock, August 6, 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, J. J. Foley, Jr.,Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of $2,000.00, by Jack J. Cohen and wife, Bessie D. Cohen and John J. Nanni and wife, Marcella D. Nanni, to whom said property was sold.

NOW,THEREFORE, in consideration of the premises and the sum of $2,000.00,paid by the said Jack J. Cohen and wife, Bessie D. Cohen and John J. Nanni and wife, Marcella D. Nanni, by crediting said sum against the indebtedness secured by said installment deed. Therefore, I, J.J.Foley,Jr Trustee, have this date bargained and sold, and by these presents do transfer and convey to Jack J. Cohen and wife, Bessie D. Cohen and John J. Nanni and wife, Marcella D. Nanni, their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Being the west half of Lot No. 79 on the Plan of Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 79 fronts 50 feet on the southerly side of Elmwood Avenue and extends back between parallel lines 188 feet to an alley.

This is improved property at 1403 Elmwood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the estate appurtenances, title and interest thereto belonging to Jack J. Cohen and wife Bessie D. Cohen and John J. Nanni and wife, Marcella D. Nanni, their heirs and assigns forever. And I do covenant with the said Jack J. Cohen and wife, Bessie D. Cohen and John J. Nanni and wife, Marcella D. Nanni, 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. I further covenant and bind myself, my successors and assings, to warrant and forever defend the title to the said real estate to Jack J. Cohen and wife, Bessie D. and John J. Nanni and wife, Marcella D. Nanni,their heirs and assigns against the lawful claims of all persons claiming by or throughme Trustee, but no further or otherwise.

WITNESS my hand this the 6th day of August, 1975.

FILED AUG 21 3 50 PM '75
REGISTER DAVIDSON COUNTY, TENN.
TENTATIF REFERENCE
12341

J. J. FOLEY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. J. Foley, 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 the 6th day of August, 1975.

PETER WEISS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 7/20/76

AUG21'75 CONV *2,000.00
AUG21'75 S'TAX A* 5.20
AUG21'75 PR'FEE A* .50
AUG21'75 W'DEED A* 4.00 * 9.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 1975.

PETER WEISS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/20/76

Notary Public