This instrument prepared by:
Charles C. Trabue, III, Attorney
TRABUE, STURDIVANT & DeWITT
26th Floor, L & C Tower
Nashville, Tennessee 37219

mail

BOOK 4953 PAGE 843

TRUSTEE'S DEED

ADDRESS NEW OWNER AS FOLLOWS:

Rose B. Martin
P. O. Box 12427
Nashville, Tennessee 37212

SEND TAX BILLS TO:

same

MAP-PARCEL NUMBER:

105-8
118

WHEREAS, on August 2, 1971, Horace Lanier, and wife, Shirley Lanier, executed a certain Installment Deed to Charles C. Trabue, III, Trustee, of record in Book 4526, page 558, Register's Office for Davidson County, Tennessee, by which they conveyed the title to the property herein described to Charles C. Trabue, III, Trustee, to secure the payment of a certain note and interest thereon, upon said property and improvements; and,

WHEREAS, default was made in the payment of said note and interest, and the entire indebtedness having been declared due and payable, said property was duly advertised for sale by the undersigned Charles C. Trabue, III, Trustee, in accordance with the provisions of said Installment Deed, and on Thursday, August 14, 1975, at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid in and purchased by the holder of the indebtedness, William Martin for the sum of Four Thousand ($4,000.00) that being the highest and best bid; and,

WHEREAS, the purchaser at said sale was the owner and holder of the indebtedness secured by said Installment Deed, which indebtedness was credited with the amount of said bid; and

WHEREAS, the holder of said indebtedness has instructed the undersigned as Trustee to convey said property to Rose B. Martin, her successors and assigns;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Affiant

Subscribed and sworn to before me this [illegible] day of [illegible]

Notary Public

My Commission expires [illegible]

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOW, THEREFORE, in consideration of the premises, and in consideration of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, I, Charles C. Trabue, III, Trustee, by virtue of the power and authority vested in me by said Installment Deed have bargained and sold and do by these presents transfer and convey unto the Rose B. Martin, her successors and assigns, the following described property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of John Lumsden's Second Addition to Nashville, as of record in Book 21, page 91, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 50 feet on the southerly side of Factory Street and runs back between parallel lines 149 feet, more or less, to an alley.
>
> Being the same property conveyed to William Martin by deed from Robert Ward, Klondikie Ward and wife Louise Ward, Sam Ward, Jr., and wife Elizabeth Ward, Junita Cannon and John T. Clendenen as of record in Book 4443, page 168, Register's Office for Davidson County, Tennessee.
>
> And being the same property conveyed to Horace Lanier and wife, Shirley Lanier by Installment Deed from William Martin of record in Book 4526, page 558, Register's Office of Davidson County.

TO HAVE AND TO HOLD said tract of land to the said Rose B. Martin, her successors and assigns, forever.

I covenant with said grantee that I am lawfully seized and possessed of said land as Trustee, and have a good right to convey it as such. And I do further covenant and bind myself, my successors and representatives, that I will warrant and forever defend the title to said property to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever claiming by or through me.

This deed is executed by the said Charles C. Trabue, III, as Trustee only, and not further or otherwise.

Executed at Nashville, Tennessee, this 14TH day of August, 1975.

Charles C. Trabue, III
Trustee

D 16799

IDENTIF. REFERENCE

SEP 23 11 08 AM '75

FELIX E. KELLEY, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice E. McClanahan a Notary Public in and for said County and State, the within named Charles C. Trabue, III, 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 14th day of August, 1975.

Janice E. McClanahan
NOTARY PUBLIC

My Commission Expires: [illegible]

JANICE E. McCLANAHAN NOTARY PUBLIC DAVIDSON COUNTY

SEP 23 75	CONV	*4,000.00				
SEP 23 75	S'TAX		A*	10.40		
SEP 23 75	PB'FEE		A*	.50		
SEP 23 75	W'DEED		A*	6.00	*	16.90