This instrument prepared by
M. Taylor Harris, Jr., Attorney,
21st Floor, First American Center,
Nashville, Tennessee 37238

BOOK 4959 PAGE 830

TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel Numbers:
Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37201	Same	72-3 344 pw

WHEREAS,

1. Harless A. Brown and Jewel E. Brown executed to John B. Hardcastle, Trustee, a certain Deed of Trust on the property hereinafter described, the same Deed of Trust being dated May 29, 1974, and being of record in Book 4824, page 182, Register's Office for Davidson County, Tennessee.

2. The indebtedness secured by said Deed of Trust became overdue and unpaid, and the holder of said indebtedness called upon the undersigned, as Trustee, to foreclose said Deed of Trust.

3. I, John B. Hardcastle, the undersigned Trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12 o'clock Noon, Central Daylight Time, October 1, 1975, when and where Nashville City Bank and Trust Co. became the only, last and highest bidder at the price of Eight Hundred Ninety-One and 03/100 Dollars ($891.03).

NOW, THEREFORE, I, John B. Hardcastle, Trustee as aforesaid, in consideration of the premises and of the sum of Eight Hundred Ninety-One and 03/100 Dollars ($891.03) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said Nashville City Bank and Trust Co., its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly 57.3 feet of Lot No. 40 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.
>
> Said part of Lot No. 40 fronts 57.3 feet on the northerly side of Kirkland Avenue and runs back 200.3 feet, more or less, on the westerly line and 202.5 feet on the easterly line with

the westerly margin of Windsor Street to the southerly line of Lot 57, and measures 57.3 feet thereon.

Being the same property conveyed to Harless A. Brown and wife, Jewel E. Brown, by deed from Eva D. Todd, widow of John R. Todd, of record in Book 4442, page 668, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said Nashville City Bank and Trust Co., its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Trustee aforesaid, has the power to convey the same.

THE UNDERSIGNED, John B. Hardcastle, Trustee, warrants the title to the said property to the said Nashville City Bank and Trust Co., its successors and assigns, against the lawful claims of all persons claiming by, through, or under him. Said property is sold, however, subject to any and all unpaid taxes, restrictive covenants, easements, setback lines applicable to said property, any and all Federal tax liens, and Deed of Trust recorded at Book 4056, page 355, Register's Office for Davidson County, Tennessee.

John B. Hardcastle
Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sue Dail Pittman, a Notary Public in and for said County and State, the within named John B. Hardcastle, 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 in Nashville, Tennessee, this 4th day of October, 1975.

Sue Dail Pittman
Notary Public

SUE DAIL PITTMAN NOTARY PUBLIC DAVIDSON

My Commission Expires: My Commission Expires December 30, 1975

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 891.03 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John B Hardcastle
Affiant

Sworn and subscribed to before me this 7th day of October, 1975.

Sue Dail Pittman
Notary Public

My Commission Expires: My Commission Expires December 30, 1975

SUE DAIL PITTMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D 1 9 1 6 7

IDENTIF. REFERENCE

OCT 8 1 55 PM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

OCT-8 75	CONV	*	891.03				
OCT-8 75	S'TAX			A*	2.34		
OCT-8 75	PR'FEE			A*	.50		
OCT-8 75	W'DEED			A*	6.00	*	8.84