BOOK 1960 PAGE 607

ADDRESS NEW OWNER:
H. Wade Sanders
6113 Elizabethaen Dr.
Nashville, TN.

SEND TAX NOTICES TO:
Owner

This instrument prepared by:
Foley & Weiss, Attorneys
507 Stahlman Building
Nashville, TN. 37201

98-13
355 pw

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 May 31, 1961, executed by Sadie Alice Buttrey to William David Sanders, Trustee, of record in Book 3249, page 232, 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, William David Sanders, 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 9th, 16th and 23rd, days of September, 1975, advertising that said real estate would be sold at 12:00 o'clock Noon, October 1, 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, William David Sanders, Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of $1,800.00 by H. Wade Sanders, to whom said property was sold.

NOW, THEREFORE, in consideration of the premises and the sum of $1,800.00 paid by the said H. Wade Sanders, by crediting said sum against the indebtedness secured by said installment deed. Therefore, I, William David Sanders, Trustee, have this date bargained and sold, and by these presents do transfer and convey to H. Wade Sanders, his heirs and assigns, a certain tract or parcel of land situated in Nashville Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Map of Hortense Place of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 86 fronts 50 feet on the westerly side of 33rd Avenue, North and runs back between parallel lines 140 feet to an alley.

This is improved property at 311 33rd Avenue, N., Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the estate appurtenances, title and interest thereto belonging to H. Wade Sanders, his heirs and assigns forever.

And I do covenant to the said H. Wade Sanders, 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 assigns, to warrant and forever defend the title to the said real estate to H. Wade Sanders, his heirs and assigns against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

D 19564

IDENTIF. REFERENCE
OCT 10 2 01 PM '75
DAVIDSON COUNTY, TENN.

WITNESS my hand this the 1st day of October, 1975.

William David Sanders
WILLIAM DAVID SANDERS, TRUSTEE

OCT 10 75 CONV *1,800.00
OCT 10 75 S'TAX A* 4.68
OCT 10 75 PR'FEE A* .50
OCT 10 75 W'DEED A* 4.00 * 9.18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William David Sanders, 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 7th day of October, 1975.

CLARK GOWER NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JANUARY 30, 1979

Clark Gower
Notary Public

My Commission Expires: JANUARY 30, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1800.00.

H. Wade Sanders
Affiant

Subscribed and sworn to before me, this the 7th day of Oct., 1975.

CLARK GOWER NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JANUARY 30, 1979

My Commission Expires: JANUARY 30, 1979

Clark Gower
Notary Public