ADDRESS NEW OWNER: SEND TAX
Peoples of Nashville Co. BILLS:
223 4th Ave., North Same
Nashville, Tennessee 37219

BOOK 4873 PAGE 421

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PW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4500.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 1975.

Notary Public

My Commission Expires:

D E E D

WHEREAS, by Deed of Trust dated October 16, 1974, of record in Book 4862, page 601, Register's Office for Davidson County, Tennessee, Willie Dean Jackson conveyed the property hereinafter described to Stanley M. Chernau, Trustee, to secure the payment of the indebtedness therein mentioned and described.

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Peoples of Nashville Company, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Stanley M. Chernau, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on October 21, October 28, and November 4, 1975, respectively;

WHEREAS, pursuant to said notice, I, Stanley M. Chernau, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Thursday, November 13, 1975, at 12:00 Noon at the South door of the Court House in Davidson County, Tennessee; and

WHEREAS, at said sale, Peoples of Nashville Company was the highest and best bidder, the amount of its bid being in the sum of Four Thousand Five Hundred and No/100ths ($4,500.00) Dollars, and Peoples of Nashville Company being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Stanley M. Chernau, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Peoples of Nashville Company, its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Being part of lots Nos. 6 and 7 on the unrecorded plan of the division of the J. S. Spurlock Lands, described partly according to a survey made to Z. J. Wilkinson, surveyor, June 17, 1963, as follows:

Beginning on the westerly margin of the Old Buena Vista Road to a point 100 feet north of the northeast corner of the property conveyed to Hezekiah Buckner, Jr., by deed from M. H. Webb and wife, of record in Book 3616, page 413, Register's Office for said County; thence with said road north 48° 15' west 50 feet thence south 41° 45' east 390 feet to the beginning.

Being the same property conveyed to Willie Dean Jackson an unmarried person, by deed from M. H. Webb and wife, Ida Nell Webb of record in Book 3894, page 738, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Peoples of Nashville Company, its successors and assigns, forever.

I, Stanley M. Chernau, Trustee under the said Deed of Trust of record in Book 4862, page 601, Register's Office for said County, do hereby transfer, assign, and convey unto the said Peoples of Nashville Company, its successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Stanley M. Chernau, Trustee, has hereunto set his hand this 20th day of November, 1975.

Stanley M. Chernau, Trustee
Trustee

NOV 21 75 CONV *4,504.00
NOV 21 75 S'TAX B* 11.70
NOV 21 75 FR'FEE B* .50
NOV 21 75 W'DEED B* 4.00 * 16.20

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sheena Dinkle, a Notary Public in and for the State and County aforesaid, the within named Stanley M. Chernau, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 20th day of November, 1975.

Sheena Dinkle
Notary Public

My Commission Expires:

May 23 1979

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IDENTIF. REFERENCE
NOV 21 2 24 PM '75
FEE REGISTER
DAVIDSON COUNTY, TENN.