Address New Owners:
Aley Mae Smith & husband Willie L. Smith
3514 Elkins Avenue
Nashville, Tennessee

Send Tax Bills to:
SAME
SAME
SAME

Map-Parcel Nos.
92-13
165

BOOK 4978 PAGE 63

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on the 8th day of December, 1975, by Caesar E. Urrutia, Trustee, First Party, and Aley Mae Smith and husband Willie L. Smith, Second Party;

WITNESSETH:

WHEREAS, by Installment Deed of record in Book 4100, page 700, Register's Office for Davidson County, Tennessee, J. W. Johnson and wife, Ola Marie Johnson conveyed to Aley Mae Taylor and the said Aley Mae Taylor conveyed to Caesar E. Urrutia, Trustee, the hereinafter described property for the purpose of securing the payment of a promissory note in the original principal sum of Five Thousand Eight Hundred Fifty and NO/100 ($5,850.00) Dollars; and

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and Installment Deed; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said Installment Deed, notices of the time and place of said sale being published in the Nashville Record, November 11, 18 and 25, 1975; and

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the south door of the Davidson County Court House in Nashville, Tennessee, on Thursday, December 4, 1975, 12:00 noon, Aley Mae Smith and husband Willie L. Smith, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Three Thousand Sixty Four and NO/100 ($3,064.00) Dollars, and the said sum of said bid having been

paid, the receipt therefore is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, their heirs and assigns, the following, described real property, situated in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 8 of Block 17 on the Plan of Charlotte Park Company's 2nd Addition to Nashville, as of record in Book 57 pages 160 and 161, of the Register's Office for said County.
>
> SAID Lot No. 8 fronts 50 feet on the Northerly side of Elkins Avenue, and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Aley Mae Taylor by the herein above deed.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, their heirs and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

And I, Caesar E. Urrutia, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, their heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes for 1975 and 1974 are not paid and are assumed by the purchasers.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

CAESAR E. URRUTIA, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 30,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10th DAY OF Dec 1975
Deputy Register

Prepared by
C. E. Urrutia
906 attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within Caesar E. Urrutia, 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 10th day of December, 1975.

Robert E. L. Sutton
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Nov 7, 1979

D 27580

T
IDENTIF. REFERENCE

DEC 10 9 38 AM '75
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

ROBERT E. L. SUTTON NOTARY PUBLIC DAVIDSON CO. TENN.

DEC 10 75	CONV	*3,064.00			
DEC 10 75 S'TAX			B*	8.06	
DEC 10 75 PR'FEE			B*	.50	
DEC 10 75	W'DEED		B*	6.00	* 14.56