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

BOOK 4978 PAGE 913

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	83-9 25

mail TO

WHEREAS,

1. Mary Ella Tedder and Billy Tedder executed to John B. Hardcastle, Trustee, a certain Deed of Trust on the property hereinafter described, the same Deed of Trust being dated July 28, 1975, and being of record in Book 4936, page 514, 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 Standard Time, December 3, 1975, when and where Nashville City Bank and Trust Co. became the only, last and highest bidder at the price of Five Thousand Nine Hundred Twenty-Eight and 74/100 Dollars ($5,928.74).

NOW, THEREFORE, I, John B. Hardcastle, Trustee as aforesaid, in consideration of the premises and of the sume of Five Thousand Nine Hundred Twenty-Eight and 74/100 Dollars ($5,928.74) 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:

Being Lot No. 27 and the westerly one-half of Lot No. 26 on the Plan of F. O. Beasley's Subdivision of Block "C", Douglass Place, East Nashville, as of record in Plan Book 2, page 66, Chancery Court at Nashville.

Said Lot No. 27 and the westerly part of Lot No. 26 front together 75 feet on the northerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mary Ella Tedder, by deed from Howard Claude and wife, Linda Claude, of record in Book 4907, page 72, 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 the Deed of Trust recorded at Book 4816, page 683, Register's Office for Davidson County, Tennessee, upon which there is a balance owed of Twelve Thousand Seventy-One and 26/100 Dollars ($12,071.26).

John B. Hardcastle, Trustee

John B. Hardcastle, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sue Dail Patterson, 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 11th day of December, 1975.

SUE DAIL PATTERSON NOTARY PUBLIC DAVIDSON COUNTY

Sue Dail Patterson
Notary Public

My Commission Expires: My Commission Expires 1-30-75 - 2 -

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,928.74, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John B. Hewlett Jr.
Affiant

Sworn and subscribed to before me this 11th day of December, 1975.

Sue Dail Pittman
Notary Public

My Commission Expires: My Commission Expires December 30, 1975

SUE DAIL PITTMAN * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

827994

IDENTIF. REFERENCE

DEC 11 3 43 PM '75

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

DEC 11 75	CONV	*5,928.74	B*	15.34	
DEC 11 75	S'TAX		B*	.50	
DEC 11 75	PR'FEE		B*	6.00	* 21.84
DEC 11 75	W'DEED				