This instrument prepared by:
Earl J. Porter, Jr., Atty (MP)
214 Third Avenue, North
Nashville, Tennessee 37201

BOOK 4825 PAGE 748

TRUSTEE'S DEED

Address New Owner:	Send Tax Statement to:	Map Parcel Number
Jack J. Cohen, etux, and Leon Gilbert 7th Floor Third National Bk. BUILDING Nashville, Tennessee 37219	to Same	81-10 305

WHEREAS, by a Deed of Trust, dated September 20, 1966 and recorded in Book 5061, Page 408, Register's Office, Davidson County, Tennessee, Will Green and wife, Albertia Hyder Green, conveyed to Billy C. Donnell, Trustee, the hereinafter described property to secure the therein mentioned indebtedness, and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Billy C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Billy C. Donnell, Trustee, did give twenty days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications in THE NASHVILLE RECORD, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of December 9, 16, and 23, 1975, stating that on Tuesday, December 30, 1975, at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12 o'clock, Noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Billy C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to JACK J. COHEN AND WIFE, BESSIE D. COHEN, 1/2 undivided interest, and LEON GILBERT, 1/2 undivided interest, for ELEVEN HUNDRED ELEVEN AND NO/100 ($1,111.00) DOLLARS, which amount was the highest, best, and last bid.

NOW THEREFORE, in consideration of the sum of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Billy C. Donnell, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto said Jack J. Cohen and wife, Bessie D. Cohen, 1/2 undivided interest, and Leon Gilbert, 1/2 undivided interest, their heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of Georgia Industrial Realty Company's Subdivision, of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of 25th Avenue, North, as now extended, in the line between Lots Nos. 20 and 21; thence with the line between said lots, westerly 150 feet, more or less, to a point; thence southerly 50 feet to a point; thence easterly 150 feet to the westerly margin of 25th Avenue, North; thence with the margin of said Avenue, northerly 50 feet to the beginning.

Being the same property conveyed to Janie Spence and Will Green, by deed from Eva R. Garfinkle and husband, Sam Garfinkle, of record in Book 1881, page 458, Register's Office for Davidson County, Tennessee. The said Janie Spence having since died, and being same property conveyed to Will Green and wife, Alberta Hyder Green by decree of Probate Court entered on Page 495 of Minute Book 195, Davidson County, Tennessee, and by County Court Clerk's Deed of record in Book 4061, Page 404, Register's Office, Davidson County, Tennessee.

This property is improved and known as: 1629 25th Avenue, North, Nashville, TN

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Jack J. Cohen and wife, Bessie D. Cohen, 1/2 undivided interest, and Leon Gilbert, 1/2 undivided interest, their heirs and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer and assign unto the said Jack J. Cohen and wife, Bessie D. Cohen, 1/2 undivided interest and Leon Gilbert, 1/2 undivided interest, all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this 2nd day of January, 1976.

Billy C. Donnell, Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marie H. Patterson, a Notary Public in and for said County and State, the within named Billy C. Donnell, Trustee, the bargainor, whith 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 office in said County and State, this the 2nd day of January, 1976.

Marie H. Patterson
Notary Public

My commission expires: My Commission Expires May 10, 1976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1111.00.

Jack J. Cohen
Affiant

Subscribed and sworn to before me, this the 6th day of Jan., 1976.

D. Ward
Notary Public
Dep. Register

My commission expires: _____

JAN-6-76	CONV	*1,111.00			
JAN-6-76	S'TAX		B*	2.86	
JAN-6-76	PR'FEE		B*	.50	
JAN-6-76	N'DEED		B*	4.00	* 7.36

L.A. NEWMAN & CO.
REAL ESTATE-LOANS-INSURANCE
AL 6-0488
NASHVILLE, TENN.

D 3 1 0 0 9

IDENTIF. REFERENCE

JAN 6 2 38 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Please mail To:
LEON GILBERT
7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

TRUSTEE'S DEED

Billy C. Donnell, Trustee

TO

Jack J. Cohen and wife, Bessie D. Cohen, 1/2 undivided interest, and Leon Gilbert, 1/2 undivided interest.