Send tax bills to: [redacted]
Robert W. Parkhurst Co.
1034 Stahlman Building
Nashville, Tenn. 37201

BOOK 4999 PAGE 484

Prepared by: David W. McMackin
Attorney at Law
601 Broadway
Nashville, Tennessee 37203

72-6
293
PW

Buyer
Robert Parkhurst
Stahlman Bldg.
mail Nashville, Tenn

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 28, 1973 and recorded in Book 4730, Page 431, Register's Office, Davidson County, Tennessee, Kenneth R. Ezzell & wife, Nella C. Ezzell conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 9, 1976 and recorded in Book 4987, Page 806, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed John McLemore as Substitute Trustee; 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 John McLemore, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, John McLemore Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 27 and February 3, 10 and 17, 1976, stating that on February 20, 1976, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 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 a prior Deed of Trust of record in Book 3171, Page 349, Register's Office, Davidson County, Tennessee; and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,450.00

Subscribed and sworn to before me, this the 20th day of February, 19 76.

Affiant

My commission expires: 7-24-77

Notary Public

DAVIDSON COUNTY, TENN.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, John McLemore Substitute Trustee, offered said property for sale at public outcry and sold said property to Robert W. Parkhurst and Edd R. Turner,III, for $ 1,450.00, 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, John McLemore Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Robert W. Parkhurst and Edd R. Turner, III (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being the westerly 45 feet of the easterly 90 feet of lots Nos. 74, 75 and 76 on the Plan of Bransford Realty Company's Subdivision of the Maxey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for said County.

Said part of lots Nos. 74, 75 and 76 fronts 45 feet on the southerly side of Leland Avenue and runs back between parallel lines 150 feet to the northerly line of lot No. 77.

Being the same property conveyed to Kenneth R. Ezzell and wife, Nella C. Ezzell, as of record in Deed Book 3161, page 53, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 20th day of February, 19 76.

John C. McLemore
Substitute Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Carolyn J. Wallace, a Notary Public in and for said County and State, the within named John McLemore Substitute 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 the 20th day of February, 19 76.

Carolyn J. Wallace
Notary Public

My Commission Expires: 7-24-77

CAROLYN J. WALLACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

2-24-76

Co 1,450.00
St 3.64
Fee .50
60 Deed 6.00

10.14

D 3 7 3 1 4

IDENTIF. REFERENCE

FEB 24 2 57 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.