ADDRESS NEW OWNER:
William Danaher

SEND TAX BILLS:
Same

to be assigned

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

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IDENTIFICATION REFERENCE

MAR 17 3 53 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 1,000.00 .

Perry R. Happell
Affiant

Subscribed and sworn to before me this 31 day of January, 1976.

Notary Public

My Commission expires:

D E E D

WHEREAS, by Deed of Trust dated May 30, 1975, of record in Book 4606, page 105, Register's Office for Davidson County, Tennessee, Joe N. Cole and wife, Joyce M. Cole conveyed the property hereinafter described to Austin G. Swett, 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 the William Danaher, 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, Perry R. Happell, having been appointed Successor Trustee by instrument of record in Book 4872, page 875, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 10th, December 17th and December 24, 1974, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Perry R. Happell, Successor 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 Friday, January 3, 1975, at 12:00, at the south door of the Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, William Danaher was the highest and best bidder, the amount of its bid being in the sum of ONE THOUSAND AND NO/100ths ($1,000.00) Dollars, and the William Danaher being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and his indebtedness, together with expenses of said sale amounting to more than said bid, accordingly he is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Perry R. Happell, Successor Trustee, have bargained and sold, and by these presents do transfer and convey unto the said William Danaher his heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 44 and 45 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 44 and 45 front together 60 feet on the westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Joe N. Cole and wife, Joyce M. Cole by deed from Willard M. Williamson and Bessie L. Walton as of record in Book 4605, page 433, said Register's Office.

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 William Danaher, his heirs and assigns, forever.

I, Perry R. Happell, Successor Trustee under the said Deed of Trust of record in Book 4606, page 105, Register's Office for said County, do hereby transfer, assign, and convey unto the said William Danaher, his heirs 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 Perry R. Happell, Successor Trustee, has hereunto set his hand this 3rd day of January, 1976.

Perry R. Happell
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, John R. Parker, a Notary Public in and for the State and County aforesaid, the within named Perry R. Happell, 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 3rd day of January, 1976.

John R. Parker
Notary Public

JOHN R. PARKER * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My Commission expires:
May 16 1976

1-6-76	CONV	*1,000.00				
1-6-76	S'TAX		5*	2.60		
1-6-76	PR'FEE		5*	.50		
1-6-76	W'DEED		5*	4.00	*	7.10