TRUSTEE'S DEED

BOOK 5009 PAGE 546

Map 82-7
Par. 308
m-T

This deed, made and entered into on this the 25th day of March, 1976, by and between E. L. EDWARDS, JR., acting as Trustee, as hereinafter stated, party of the first part, and LENNIS ROSE JOHNSON, party of the second part, all being residents of Davidson County, Tennessee:

WITNESSETH:

WHEREAS, by installment deed from L. Kenneth Johnson and wife, Lennis Rose Johnson, to GEORGE E. COLEMAN and PEARLINE C. DAVIS, and whereas, in said installment deed a lien was created, and whereas, said George E. Coleman and Pearline C. Davis, executed and conveyed to said E. L. Edwards, Jr., Trustee, upon the land hereinafter described, according to the terms and conditions of said installment deed, to which reference is hereby made, which was dated October 16, 1973, and was recorded in Book 4755, Page 933, Register's Office Davidson County, Tennessee, and whereas, the indebtedness thereby secured being over due and unpaid, and the owner and holder of the said indebtedness having called upon the said Trustee to foreclose said lien in said installment deed, the said Trustee after ten (10) days' notice by registered mail to the purchasers of the property, the said George E. Coleman and Pearline C. Davis, the same being by certified mail number 806066, and thereafter, the said Trustee after due advertisement in the Nashville Record of Davidson County, Tennessee, as required by law and the terms of the installment deed, offered said land for sale at the south door of the courthouse on the 25th day of March, 1976, among others, there was present Jim Carney, Leon Gilbert, Jack Cohen, Kirk Waite, Dixie Treadway, and L. Kenneth Johnson, when and where said LENNIS ROSE JOHNSON, became the last and the highest bidder at the price of Five Thousand, Five Hundred Dollars ($5,500.00).

Now, therefore, the said E. L. Edwards, Jr., acting as Trustee as aforesaid, in consideration of the premises and of the said sum of Five Thousand, Five Hundred Dollars ($5,500.00), to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said LENNIS ROSE JOHNSON, her heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and more particularly described and bounded as follows:

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

Buyer's Tax Bill
Lennis Rose Johnson
302 Mose Dodd
Hendersonville, Tenn

LAND in Davidson County, Tennessee, being Lot No. 61 on the Map of Dr. V. S. Lindsley's addition to Edgefield of record in Book 57, Page 25, Register's Office Davidson County, Tennessee. SAID Lot No. 61 fronts 50 feet on the west side of Meridian Street and runs back between parallel lines 174-1/4 feet to an alley.

BEING the same property conveyed George E. Coleman and Pearline C. Davis, by installment deed from L. Kenneth Johnson, et ux, of record in Book 4755, Page 933, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD, said lands and premises, together with all privileges and appurtenances thereunto belonging to them the said party of the second part and her heirs and assigns in as full and ample a manner as the Trustee has power to convey the same.

IN TESTIMONY WHEREOF, said E. L. Edwards, Jr., acting as Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

D 42060

IDENTIF. REFERENCE
MAR 29 11 24 AM '76
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

MAR 29 '76 CONV
MAR 29 '76 S'TAX B* 14.30
MAR 29 '76 PR FEE B* .50

E. L. EDWARDS, JR. - TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. L. EDWARDS, JR., acting as Trustee, the within named 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 office, this the 25th day of March, 1976.

NOTARY PUBLIC

My commission expires: 7/31/78.

FORECLOSURE NOTICE

DEFAULT having been made in the terms, conditions, provisions, and payments made and provided for in an installment deed dated the 16th day of October, 1973, executed by L. Kenneth Johnson and wife, Lennis Rose Johnson, to GEORGE E. COLEMAN and PEARLINE C. DAVIS, and recorded in Book 4755, Page 933, Register's Office Davidson County, Tennessee, to secure the indebtedness therein described, and said payments not having been aid, the undersigned, E. L. Edwards, Jr., Trustee, notice is hereby given that I, E.L. EDWARDS, JR., TRUSTEE, having been requested to do so by the lawful owner and holder of said debt, will on the

25TH DAY OF MARCH, 1976,

at 12:00 o'clock noon, at the main door of the courthouse in Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said installment deed, 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 Lot No. 61 on the Map of Dr. V.S. Lindsley's addition to Edgefield of record in Book 57, Page 25, Register's Office Davidson County, Tennessee.

SAID Lot No. 61 fronts 50 feet on the west side of Meridian Street and runs back between parallel lines 174-¼ feet to an alley.

BEING the same property conveyed George E. Coleman and Pearline C. Davis, by installment deed from L. Kenneth Johnson, et ux. of record in Book 4755, Page 933, Register's Office Davidson County, Tennessee.

SAID sale will be made subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and liens of record.

This the 27th day of February, 1976.

E.L. EDWARDS, JR. -Trustee
JOHNSON & EDWARDS - Attorneys
600 Stahlman Building
Nashville, Tennessee 37201
256-2197

Insertion Dates: March 2, 9, 16, 1976
Ad No.: 1565

The actual consideration for this transfer or value of property (whichever is greater) is $ 5,500.00
This is equal to or greater than the property would bring at a fa...

Sworn to ... before me this 25th ... of March ..., 19 76

NOTARY PUBLIC

My commission expires: 7/31/78

CITY OF DAVIDSON COUNTY, TENN. NOTARY PUBLIC