This Instrument Was Prepared By
WILLIAM B. BRUCE,
Attorney-at-Law
2108 Parkway Towers
Nashville, Tennessee 37219

BOOK 5011 PAGE 904

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Sam Bell Walker	S A M E	82-4
(NAME:)	(NAME:)	
3100 Forest Park Avenue		391
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed dated January 11, 1968, of record in Book 4204, page 249, Register's Office for Davidson County, Tennessee, Sam Bell Walker and wife, Grace F. Walker, conveyed to L. M. Nelson, Trustee, the hereinafter described property to secure the payment of a promissory note therein mentioned and described; and

WHEREAS, Grace F. Walker, the lawful owner and holder of the aforesaid note and lien, her husband, Sam Bell Walker, having died on May 27, 1975, in Nashville, Davidson County, Tennessee, having removed the said L. M. Nelson as Trustee under said Installment Deed and having replaced him by appointing as Successor Trustee, William B. Bruce, of record in Book 5002, page 696, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument, and Grace F. Walker, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Successor Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said William B. Bruce, Successor Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days; and

WHEREAS, pursuant to said notice, I, the undersigned, William

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this the 2nd day of April, 1976.

Notary Public

My commission expires 10-26-77
(Seal)

B. Bruce, Successor Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes, on Thursday, April 1, 1976, at 12:00 o'clock noon at the Courthouse door in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Grace F. Walker was the highest and best bidder, the amount of her bed being in the sum of Seven Thousand ($7,000.00) Dollars, which amount was paid in cash to William B. Bruce, Successor Trustee.

NOW, THEREFORE, in consideration of the premises, I, William B. Bruce, Successor Trustee, have bargained and sold and by these presents do transfer and convey unto Grace F. Walker, her heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Being Lot No. 9 on the Plan of A. W. Hooker's Addition to East Nashville, of record in Book 57, page 131, Register's Office for said County.
>
> Said Lot No. 9 fronts 50 feet on the south side of Petway Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to James W. Simpson and wife, Charlene Daniel Simpson, by deed from Sam Bell Walker and wife, Grace F. Walker, of record in Book 4204, page 249, said Register's Office.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale, and to all other restrictions, easements and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Grace F. Walker, her heirs and assigns, forever.

I, William B. Bruce, Successor Trustee under said Installment Deed, do hereby transfer, assign and convey unto the said Grace F. Walker, her heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, as Successor Trustee under said Installment Deed, can or should do, and subject to all restrictions, easements and encumbrances which are of record or may

affect title to said premises, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned William B. Bruce, Successor Trustee, has hereunto set his hand this the 2nd day of April, 1976.

William B. Bruce
WILLIAM B. BRUCE,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Ann Demonbreun, Notary Public in and for said County and State, the within named William B. Bruce, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Successor Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of April, 1976.

Lee Ann Demonbreun
Notary Public

LEE ANN DEMONBREUN NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 10/26/77.

B 4305 1

T IDENTIF. REFERENCE

APR 2 2 57 PM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

APR-2[illegible] CONV *9,000.00 B* 23.40
APR-2[illegible] S'TAX B* .50
APR-2[illegible] PR'FEE B* 6.00 * 29.90
APR-2[illegible] W'DEED 3