BOOK 5012 PAGE 170

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $7,199.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF April, 1976

Notary Public

My Commission Expires

This Instrument was prepared by Caesar E. Urrutia, Attorney, 325 Stahlman Bldg. Nashville, Tn. 37201

Robert W. Parkhurst Edd R. Turner, III	Robert W. Parkhurst Edd R. Turner, III	72-14
Stahlman Bldg.	Stahlman Bldg.	67
Nashville, Tn. 37201	Nashville, Tn. 37201	

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment of a Note executed July 27, 1974, by Monroe Wallace and wife, Ruth Alice Wallace, being the Note described in and secured by an Installment Deed from Robert W. Parkhurst and Edd R. Turner, III to Monroe Wallace and wife, Ruth Alice Wallace, of record in Book 4839, Page 972, Register's Office for Davidson County, Tennessee, in which deed the said grantees conveyed the described real property to Caesar E. Urrutia, Trustee, to secure the payment of said Note;

WHEREAS, the owners and holders of said Note, in accordance with the provisions of the trust agreed in said Installment Deed, having declared the entire indebtedness due and payable, and having been requested by said owners so to do, I, Caesar E. Urrutia, Trustee, by virtue of the power and authority vested in me as such Trustee, did after causing of sale to be published as required by said, deed and the laws of the State of Tennessee, said notice having been published in The Nashville Record on February 24, March 2 and 9, 1976 a newspaper published in Davidson County, Tennessee, offer for sale at the South door of the Court House in Nashville, Tennessee at 12:00 O'Clock Noon, on Monday March 22, 1976, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions which are expresely waived in the trust agreement in said Installment Deed, the parcel of real estate described and conveyed therein; and the bid of Seven Thousand One Hundred Ninety Nine 93/100 ($7,199.93) Dollars, which has been credited to the indebtedness, the receipt of which is hereby acknowledged, have bargained and sold and by these presents transfer and convey unto Robert W. Parkhurst and Edd R. Turner, III, their heirs and assigns, the aforementioned parcel of real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Map of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 30 feet on the northerly side of Chester, formerly Chesterfield Avenue, and runs back between parallel lines 132 feet to an alley.

TO have and to hold said parcel of real estate together with the title, estate, interests and appurtenances thereto belonging to the said Robert W. Parkhurst and Edd R. Turner, III, their heirs and assigns.

AND I further transfer and convey unto Robert W. Parkhurst and Edd R. Turner, III, their heirs and assigns, all the rights and benefits of the covenants and warranties contained in the trust agreement in said Installment Deed insofar as I, Caesar E. Urrutia, Trustee, can legally do but no further or otherwise, said property being sold and conveyed subject to all restrictions of record, zoning regulations, unpaid taxes, and any other liens of record.

WITNESS MY HAND at Nashville, Tennessee this 1st day of April, 1976.

Caesar E. Urrutia

Caesar E. Urrutia, Trustee

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, Jo Ann Smith a Notary Public in and for said County and State, the within named Caesar E. Urrutia, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 1976

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY STATE AT LARGE

Jo Ann Smith

Notary Public

My Commission Expires March 26 1979

D43175

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IDENTIF. REFERENCE

APR 5 10 44 AM '76

REGISTER DAVIDSON CO. TENN.

APR-5%	CONV	*7,199.93			
APR-5% S'TAX			B*	18.72	
APR-5% PR'FEE			B*	.50	
APR-5%	W'DEED		B*	4.00	* 23.22