Prepared by:
John Grissim
200 Court Square Bldg
Nashville, Tenn. 37201

TRUSTEE'S QUIT-CLAIM DEED

BOOK 5015 PAGE 302

NEW OWNER:

Charles A. Yancey
19 Music Square West
Nashville, Tenn. 37203

SEND TAX BILLS TO:

SAME

Map 92-16
Parcel N. 387

WHEREAS, on the 19th day of August, 1969, Charles A. Yancey and wife, Elizabeth R. Yancey, conveyed the property herein described to Mellon Music, Inc., by Installment Deed of record in Book 4370, page 581, Register's Office for Davidson County, Tennessee; and

APR 14 MISC B* 4.00 * 4.00

WHEREAS, the said Grantee joined in said Deed and conveyed said property to J. M. Grissim, Trustee, for the purpose of securing the Note described in said Deed; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Installment Deed, and the lawful owner and holder of said Note having requested J. M. Grissim, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said J. M. Grissim, Trustee, did advertise in accordance with the provisions of said Deed to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on April 9, 1976, at 12:01 P. M.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said J. M. Grissim, Trustee, offered the property herein described for sale at public outcry and sold said property to CHARLES A. YANCEY for the sum of Forty-two Thousand Four Hundred Thirty-three and 92/100 ($42,433.92) Dollars, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of Forty-two Thousand Four Hundred Thirty-three and 92/100 ($42,433.92) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. M. GRISSIM, Trustee, do hereby bargain, sell and quit-claim, and by these presents do hereby transfer and convey unto the said CHARLES A. YANCEY (hereinafter referred to as Grantee), his heirs, successors and assigns, the

following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 77 on the Plan of O. B. Hayes Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 77 fronts 50 feet on the Westerly side of 17th Avenue South, formerly Addison Avenue, and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Mellon Music, Inc., by deed from Charles A. Yancey and wife, Elizabeth R. Yancey, of record in Book 4370, page 581, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, but subject to any and all unpaid taxes and the aforementioned Installment Deed.

And I do further transfer, assign, and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand on this the 12 day of April, 1976.

D 44663

FILED FOR REFERENCE APR 14 10 PM '76 REGISTER DAVIDSON CO. TENN.

J. M. Grissim Trustee
J. M. GRISSIM - Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edwina Mitchell, a Notary Public in and for said County and State, the within named, J. M. Grissim, 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 at Nashville, Tennessee, this 12 day of April, 1976.

Edwina Mitchell
Notary Public

My commission expires: Feb 4, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ none.

Sandra Penrice
Affiant

Subscribed and sworn to before me this 12 day of April, 1976.

Edwina Mitchell
Notary Public

My commission expires: 2-4-80