This instrument prepared by: Mitchell F. Mondell, 214 3rd Ave. N. Nashville Tn.

ADDRESS NEW OWNER:
John J. Nanni, et al
Stahlman Bldg.
Nashville, Tenn. 37201

SEND TAX BILLS TO:
John J. Nanni
Stahlman Bldg.
Nashville, Tennessee 37201

MAP NO: 92-7
PAR NO. 205

BOOK 5022 PAGE 838

TRUSTEE'S DEED

WHEREAS,

1. Jimmie Miller and wife, Bessie V. Miller, executed to John Ross Nanni, Trustee, a certain Deed of Trust upon the property hereinafter described, the same being dated January 22, 1975 and recorded in Book 4883, page 209, Register's Office for Davidson County, Tennessee.

2. The indebtedness secured by said Deed of Trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust, gave due notice to the said Jimmie Miller (since deceased) and wife, Bessie V. Miller, of their default by letters dated February 11, 1976, February 12, 1976, and March 12, 1976, duly deposited in the United States Mails on said dates, Certified Mail, Return Receipt Requested, wherein the debtor was advised of the intention of the holder of said note to foreclose the lien of said Deed of Trust if the conditions of default then existing were not cured within 7 days from the mailing of said notice.

3. The default not being cured within the time allowed, and no hearing having been sought by the debtor, the undersigned Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices to be published in THE NASHVILLE RECORD on April 13, 20, 27, 1976, in accordance with the provisions of the Deed of Trust.

4. After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Trustee offered said land as described in the Deed of Trust for sale at the South door of the Courthouse in Nashville, Davidson County, Tennessee at 11:00 a.m., May 3, 1976, when and where John J. Nanni, became the last and highest bidder at the price of Four Thousand Dollars ($4,000.00) and thereupon the lawful owner and holder of the secured indebtedness directed the undersigned Trustee to execute a Trustee's Deed in favor of John J. Nanni, Marcella D. Nanni, Joseph F. Schipani, et ux, Mattie P. Schipani.

NOW, THEREFORE, I, John Ross Nanni, Trustee, as aforesaid, in consideration of the premises and the sum of Four Thousand Dollars ($4,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto John J. Nanni, Marcella D. Nanni, Joseph F. Schipani, et ux, Mattie P. Schipani, their successors and assigns, with the full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of G. W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract, as of record in Book 57, page 59, Register's Office for said County.

Said Lot No. 20 fronts 35 feet on the southerly side of Batavia, formerly Prospect Street, and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Jimmie Miller and wife, Bessie V. Miller, by deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, of record in Book 2704, page 484, Register's Office for Davidson County, Tennessee.

Said sale is subject to the following:

1. Any and all unpaid taxes.

To have and to hold the said property to the said grantees, their successors and assigns, forever, with the appurtenances, state title and interest thereunto appertaining.

Witness my hand this 2nd day of May, 1976.

John Ross Nanni
JOHN ROSS NANNI, TRUSTEE

NOTARY PUBLIC · DAVIDSON COUNTY · TENN. · MICHAEL McNIELLI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Ross Nanni, 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 4th day of May, 1976.

Michael McNielli
Notary Public

My Commission Expires:

11-17-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4,000.00
John J. Manne
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1976.
Deputy Register

D48094

RECEIVED FOR REFERENCE
MAY 7 12 32 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

[illegible] CONV *[illegible]
[illegible] TAX 10.40
[illegible] FEE .50
[illegible] RECD 4.00 * 14.90