38

improved; 2223 - 11th Ave. S.

2249 - 2484
105 - 15 - 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust executed by Thomas A. Davis and wife, Doris E. Davis, to Richard Taylor, Substitute Trustee, and recorded in Book 4648, Page 464, Register's Office for Davidson County, Tennessee, to secure a promissory note therein described, and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the said Richard Taylor, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said Richard Taylor, Substitute Trustee, did advertise in accordance with the provisions of said deed of trust giving notice of an intent to sell the said property at the South door of the Courthouse in Nashville, Tennessee, on May 19, 1976, at twelve o'clock, noon; and

WHEREAS, at the time and place named in said advertisement the said Richard Taylor, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder, and the highest and best bid received was that of Jack J. Cohen and wife, Bessie D. Cohen, a one-half (1/2) undivided interest, and Leon Gilbert, a one-half (1/2) undivided interest. Said purchase was for $ 3700.00 cash.

NOW, therefore, Richard Taylor, Substitute Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, Richard Taylor, Substitute Trustee, therefore sell, transfer and convey unto the said purchasers, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly 45 feet of Lot No. 10 in W. S. Duckworth's Addition to Nashville, Tennessee, a plan of which is recorded in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Said southerly portion of said Lot No. 10 fronts 45 feet on the westerly side of 11th Avenue, South (formerly Bertie Avenue) and extends back westerly, between parallel lines, with the southerly line of Lot No. 10, 106 feet, according to the aforesaid

registered plan, but according to prior deeds, 108 feet to a dead line.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns. This conveyance is made pursuant to the powers vested in me as Substitute Trustee, and I assign the benefit of all warranties vested in me by said deed but not otherwise.

This conveyance is made subject to unpaid taxes and restrictions as to building and use.

WHEREFORE, this Substitute Trustee's Deed has been executed at Nashville, Tennessee, this 24 day of May, 1976.

B5081 7

REFERENCE
MAY 25 2 07 PM '76
REGISTER COUNTY, TENN.
MAY 25 76 CONV *3,800.00
MAY 25 76 S'TAX B* 9.88
MAY 25 76 PR'FEE B* 2.50
MAY 25 76 4.00
14.38

W'DEE RICHARD TAYLOR, SUBSTITUTE TRUSTEE

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 Richard Taylor, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that the, as Substitute Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of May, 1976.

Linda W. Drollinger
NOTARY PUBLIC

My commission expires: July 27, 1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3800.00

Richard Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May 19 76

Linda W. Drollinger
Notary Public

MY COMMISSION EXPIRES: July 27, 1977
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack J. Cohen, et ux, et al (NAME)	New Owner (NAME)	
Coleman Bldg (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	