Prepared by:
Earl J. Porter, Jr., Atty (MP)
214 Third Avenue, North
Nashville, Tennessee 37201

TRUSTEE'S DEED BOOK 5037 PAGE 469

ADDRESS New Owner:

L. A. Newman & Company, Inc.
107 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX STATEMENT TO:

Owner

MAP AND PARCEL NUMBER

72-10
281
Rield Book 15DA-30835

WHEREAS, by a certain Installment Deed dated May 28, 1974 and recorded in Book 4819, page 753, Register's Office, Davidson County, Tennessee, Harvey W. McFarland and wife, Grace L. McFarland, conveyed to Clara W. Donnell, Trustee, the hereinafter described property to secure the therein mentioned SECOND MORTGAGE indebtedness; 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 SECOND MORTGAGE indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said SECOND MORTGAGE indebtedness having requested Clara W. Donnell, Trustee, to sell said property in satisfaction of the SECOND MORTGAGE indebtedness; and

WHEREAS, I, Clara W. Donnell, Trustee, did give twenty days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications in THE NASHVILLE RECORD, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of May 4, 11, 18, 1976, stating that on June 3, 1976, at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12 O'Clock, Noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed; but subject to any and all unpaid taxes, and a prior FIRST MORTGAGE lien of record in Book 4819, page 753, Register's Office, said County, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Clara W. Donnell, Trustee, offered said property for sale at public outcry and sold said property to L. A. NEWMAN & COMPANY, INC., a Tennessee Corporation, for FOUR HUNDRED AND THIRTY AND NO/100 DOLLARS ($430.00), which amount was the highest, best, and last bid.

NOW, THEREFORE, in consideration of the sum of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Clara W. Donnell, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto said L. A. NEWMAN & COMPANY, INC., their successors and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Montgomery Heights, part of the Litton Lands, as of record in Book 332, page 47, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the northerly side of Otay Avenue, formerly Wilmont Street, and runs back between parallel lines 219 feet to an alley.

Being the same property conveyed to Harvey W. McFarland, and wife, Grace L. Powell McFarland, by deed from L. A. Newman & Company, Inc., of record in Book 4819, page 753, Register's Office for said County.

This property is improved and known as: 2127 Otay Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said L. A. NEWMAN & COMPANY, INC., their successors and assigns forever, but subject to any and all unpaid taxes and FIRST MORTGAGE lien of record in Book 4819, page 753, Register's Office said County.

And I do further transfer and assign unto the said L. A. NEWMAN & COMPANY, INC., 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 and assign as Trustee and not any further or otherwise.

Witness my hand on this the 3rd day of June, 1976.

Clara W Donnell
Clara W. Donnell, Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marie N. Pattison, a Notary Public in and for said County and State, the within named Clara W. Donnell, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in said County and State, this the 3rd day of June, 1976.

Marie N. Pattison
Notary Public

Commission expires: My Commission Expires Feb. 18, 1980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is 8,900.00. Subscribed and sworn to before me, this the 3rd day of June, 1976.

Billy C. Donnell
Affiant

Marie N. Pattison
Notary Public

My commission expires: My Commission Expires Feb. 18, 1980

JUN21 76	CONV	*8,900.00			
JUN21 76	S'TAX		B*	23.14	
JUN21 76	PR'FEE		B*	.50	
JUN21 76	W'DEED		B*	4.00	* 27.64

D54759

IDENTIF. REFERENCE

JUN 21 2 23 PM '76

REGISTER
DAVIDSON CO., TENN.

TRUSTEE'S DEED

Clara W. Donnell, Trustee

TO

L. A. Newman & Company, Inc.,
a Tennessee Corporation

NEWMAN & CO.
REAL ESTATE LOANS & INSURANCE
AL6-0488