THIS INSTRUMENT WAS PREPARED BY		
Ward DeWitt. Jr., 26th Floor, L & C Tower, Nashville, Tenn. 37219 (NAME / ADDRESS)		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. L. Bainbridge Co. (NAME)	W. L. Bainbridge Company (NAME)	
119 Union Street (STREET ADDRESS OR ROUTE NUMBER)	119 Union Street (STREET ADDRESS)	83-1
Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 73

TRUSTEE'S DEED

WHEREAS, Alvin E. Simpkins and wife, Cyril L. Simpkins, executed a certain installment deed, recorded in Book 4627, page 276, Register's Office for Davidson County, Tennessee, by which they conveyed title to the property herein described to Ward DeWitt, Jr., Trustee, to secure the payment of a certain note and interest thereon; and

WHEREAS, default was made in the payment of said note and interest, and the entire indebtedness having been declared due and payable, said property was duly advertised for sale by the said Ward DeWitt, Jr., Trustee, in accordance with the provisions of said installment deed, and on Friday, May 21, 1976, at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid in and purchased by W. L. Bainbridge Company for $4,519.56, that being the highest and best bid, and

WHEREAS, the purchaser at said sale was the owner and holder of the indebtedness secured by said installment deed, which indebtedness was credited with the amount of said bid;

NOW THEREFORE, in consideration of the premises, and in consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Ward DeWitt, Jr., Trustee, by virtue of the power and authority vested in me by said installment deed, have bargained and sold and do by these presents transfer and convey unto W. L. Bainbridge Company, its successors and assigns, the following property in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 108 and the northerly 12 feet of Lot No. 109 on the Plan of Payne, Blakemore, and Cummings addition to Nashville, of record in Book 57, page 70, Register's Office for said County.

SAID Lot and part of Lot adjoin and front together 62 feet on the westerly side of South 14th Street and runs back between parallel lines 159 feet 6 inches on the northerly line and 158 feet 6 inches more or less, on the Southerly line to an alley in the rear, measuring 62 feet, more or less.

BEING the same property conveyed to Alvin E. Simpkins and wife, Cyril L. Simpkins, by deed from W. L. Bainbridge Company of record in Book 4627, page 276, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land to the said W. L. Bainbridge Company, its successors and assigns, forever.

I covenant with said grantee that I am lawfully seized and possessed of said land as Trustee, and have a good right to convey it as such. And I do further covenant and bind myself, my successors and representatives, that I will warrant and forever defend the title to said property to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by or through me.

This conveyance is made subject to any and all unpaid taxes.

This Deed is executed by the said Ward DeWitt, Jr., as Trustee only, and not further or otherwise.

Executed at Nashville, Tennessee, this 26th day of May, 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF June, 1976
Deputy Register

Ward DeWitt, Jr., Trustee

*4,519.56

JUN 24 PM FEE
JUN 24 W'DEED
B* 11.70
B* .50
B* 4.00 * 16.20

COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Nowak, a Notary Public in and for said County and State, the within named Ward DeWitt, Jr., Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 1976.

Commission Expires: 8-13-78

TERESA NOWAK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

JUN 24 4 38 PM '76
REGISTER'S OFFICE

D 55209