THIS INSTRUMENT WAS PREPARED BY		
Ward DeWitt, Jr., 26th Floor, L & C Tower, Nashville, Tennessee 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)	81-16
Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	Nasvhille, Tennessee 37201 (CITY) (STATE) (ZIP)	par. 140

95210

IDENTIF. REFERENCE

JUN 24 9 39 AM '76

REGISTER DAVIDSON COUNTY, TENN.

TRUSTEE'S DEED

WHEREAS, Walter L. Buchanan and wife, Ester R. Buchanan, executed a certain installment deed, recorded in Book 3941, page 432, Register's Office for Davidson County, Tennessee, by which they conveyed title to the property herein described to John Harwell, Trustee, to secure the payment of a certain note and interest thereon; and

WHEREAS, Ward DeWitt, Jr. was subsequently appointed Successor Trustee to the said John Harwell, by instrument duly recorded in said Register's Office; 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., Successor 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 $1,759.28, 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., Successor 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:

> BEING the southerly 40 feet front and 40-1/2 feet rear of the easterly part of Lot No. 404 and the northerly

8-1/2 feet of the easterly part of Lot No. 405 on the Plat of the Subdivisions of Lots 403, 404, 405 and 405 in McGavock, Wetmore and others addition to Nashville, called the Town of McGavock, as of record in Book 547, page 3, Register's Office for said County, described as follows:

BEGINNING in the westerly margin of Mary Street, at a point being 91-1/2 feet north of the northerly margin of Cheatham Street, said beginning point being 8-1/2 feet south of the line between lots Nos. 404 and 405; thence along the westerly margin of Mary Street, northwardly 48.5 feet; thence westwardly and parallel to Cheatham Street 65.3 feet to the easterly margin of an alley; thence with said alley southwardly 49 feet to a point 8-1/2 feet south of the line between Lots Nos. 404 and 405; thence eastwardly and parallel to Cheatham Street, 70.4 feet to the beginning.

BEING the same property conveyed to Walter L. Buchanan and wife, Esther R. Buchanan by deed from W. L. Bainbridge Company as of record in Book 3941, page 432, 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 Successor 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 Successor 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
$ 175228

Affiant

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

Deputy Register

Ward DeWitt, Jr., Successor Trustee

CONV *1,759.28
JUN 24 '76 TAX B* 4.68
JUN 24 '76 PRTEE B* .50
COUNTY OF DAVIDSON) W'DEED B* 4.00 * 9.18

Personally appeared before me, Teresa Nowak, a Notary Public in and for said County and State, the within named Ward DeWitt, Jr., Successor 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.

TERESA NOWAK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 8-13-78

Notary Public