File Box #9

BOOK 5041 PAGE 644

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

Name and Address of Purchaser	Send Tax Statements to:
Robert W. Parkhurst, et ux, Sandra H. Parkhurst 1034 Stahlman Building Nashville, Tennessee 37201	Same

82-4 186
82-4 183
82-4 205
71-16 199
71-16 201
82-04 122
Exc.

TRUSTEE'S DEED

WHEREAS, by Installment Deed dated January 10, 1975, of record in Book 4880, Page 990, Register's Office for Davidson County, Tennessee, Jerry L. Teal and wife, Sandra L. Teal conveyed to Dewey Pedigo, Jr., Trustee the hereinafter described property, to secure the payment of the indebtedness mentioned and described therein; and,

WHEREAS, by instrument of record in Book 5023, Page 418, Register's Officce for Davidson County, Tennessee, William D. Castleman was appointed Successor Trustee to act in the place and stead of Dewey Pedigo, Jr., Trustee; and,

WHEREAS, default was made in the payment of the terms and conditions and in the performance of the other covenants and agreements contained in said Installment Deed, and the lawful holders of said indebtedness having declared all of said amount due and payable, called upon William D. Castleman, Successor Trustee, to exercise the power of sale conferred upon the Trustee by said Installment Deed to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Installment Deed, I, WILLIAM D. CASTLEMAN, SUCCESSOR TRUSTEE, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing on May 25, 1976, June 1, 1976 and June 8, 1976, respectively; and,

WHEREAS, pursuant to said notice, I, WILLIAM D. CASTLEMAN, SUCCESSOR TRUSTEE, did offer said property for sale at public outcry to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Friday, June 18, 1976, at the south door of

the Court House in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale Robert W. Parkhurst and wife, Sandra W. Parkhurst, were the highest and best bidders for cash, they having bid the sum of Thirty Five Thousand, Five Hundred ($35,500.00) Dollars, and all back taxes, if any.

NOW, THEREFORE, in consideration of the premises, I, WILLIAM C. CASTLEMAN, SUCCESSOR TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT W. PARKHURST and wife, SANDRA W. PARKHURTS, their heirs and assigns, the folloiwng described property in Davidson County, Tennessee, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 70 in Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.
Said Lot No. 70 fronts 50 feet on the north side of Sharp Avenue, formerly Osage Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 73 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.
Said Lot No. 73 fronts 50 feet on the northerly side of Sharp Avenue, formerly Osage Avenue, and runs back between parallel lines, 145 feet to an alley.

TRACT III: Land in Davidson County, Tennessee, being Lot No. 78 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.
Said Lot No. 78 fronts 50 feet on the southerly side of Sharp Avenue, formerly Osage Avenue, and runs back between parallel lines 147 feet to an alley.

TRACT IV: Land in Davidson County, Tennessee, being the easterly 55 feet of the westerly 105 feet of Lots Nos. 102, 103 and 104 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.
Said part of Lots Nos. 102, 103 and 104 front 55 feet on the southerly side of Mile End Avenue, formerly Douglas Avenue, and runs back 85.5 feet, more or less, on the westerly line and 88 feet, more or less, on the easterly line to the northerly line of Lot 105, measuring 55 feet thereon.

TRACT V: Land in Davidson County, Tennessee, being Lot No. 105 and the northerly one-half of Lot No. 106 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.
Said Lot No. 105 and part of Lot 106 adjoin and front together 45 feet on the westerly side of North Sixth Street and run back between parallel lines, 165 feet to an alley.

TRACT VI: Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 20 on the Map of A. W. Wills' Subdivision of the McFerrin Lands, as of record in Book 57, Page 82, Register's Office for said County. Said part of Lot No. 20 fronts 37.2 feet on the easterly side of North Sixth Street, and runs back between parallel lines 165 feet to an alley.

Said Tracts I through VI are a part of the property conveyed to Jerry L. Teal and wife, Sandra L. Teal, by deed from Walter F. J. Scott and wife, Sallie B. Soctt, of record in Book 4880, Page 990, Register's Office for Davidson County, Tennessee. JUL-2% CONV 35,500.00

JUL-2% S'TAX B* 92.30

JUL-2% PR'FEE B* .50

JUL-2% UNREC B* 6.00 98.80

TO HAVE AND TO HOLD said tracts or parcels of land, together with all appurtenances, estate, title and interest thereto belonging to the said ROBERT W. PARKHURST and wife, SANDRA W. PARKHURST, their heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this the 18th day of June, 1976.

WILLIAM D. CASTLEMAN, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jneall Watson, a Notary Public, in and for said County and State aforesaid, WILLIAM D. CASTLEMAN, SUCCOR 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 of office at Nashville, Tennessee, this the 18th day of June, 1976.

Notary Public

My commission expires: 1-29-77.

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JUL 2, 10 26 AM '76

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby certify that the consideration, or value of the herein described property, whichever is greater, is $35,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 1976.

Notary Public

My commission expires: 1-29-77.