BOOK 5044 PAGE 451

This instrument prepared by: H. STANLEY ALLEN, JR., ATTORNEY
21st Floor, L & C Tower
Nashville, Tennessee 37219

Address New Owner as follows: The Western and Southern Life Ins. Co., Cincinnati, Ohio

Send Tax Bills to: Same

Map-Parcel Nos. 81-7 389

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $22,207.84.

Subscribed and sworn to before me, this the 16th day of June, 1976.

H. Stanley Allen
Affiant

Comm. expires: Dec 10, 1979

Mary Ann Jennings
Notary Public

NOTARY PUBLIC LARGE STATE OF TENNESSEE

The address of the property is 1901 Cephas Avenue, Nashville, Tennessee 37208.

TRUSTEE'S DEED

This Indenture, made and entered into this 16th day of June, 1976, by and between H. Stanley Allen, Jr., Trustee, first party, and The Western & Southern Life Insurance Company, second party.

W I T N E S S E T H:

WHEREAS, on the 8th day of February, 1974, Edward J. Arnell, III, and wife, Matilda Marie Arnell, executed a Deed of Trust conveying the herein described property to Franklin G. Clark, Trustee, to secure a promissory note executed simultaneous therewith; said Deed of Trust being of record in Book 4787, page 134, Register's Office, Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note; and,

WHEREAS, the owner and holder of said note and Deed of Trust, in accordance with the terms thereof, appointed first party, and substitute trustee; and,

WHEREAS, the owner and holder of said Note and Deed of Trust directed the first party to advertise and sell the said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and Deed of Trust; and,

WHEREAS, the first party did advertise said property for sale in accordance with the terms of said Deed of Trust; notices of the time, place and terms of said sale having been published in the Nashville Record newspaper of Davidson County, Tennessee, on May 18, 25 and June 1, 1976; and,

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Davidson County Courthouse in Nashville, Tennessee, on Wednesday, the 16th day of June, 1976, at 12:00 p.m.; and,

WHEREAS, The Western & Southern Life Insurance Company, second party, was the highest and best bidder and became the purchaser of said property at and for the sum of Twenty Two Thousand, Two Hundred Seven and 84/100 ($22,207.84) Dollars; and, said sum having been paid, the receipt of which is hereby acknowledged,

NOW, THEREFORE, in consideration of the premises, first party has this day bargained and sold and does hereby transfer and convey unto second party, its successors and assigns, the following described property located in Nashville, Davidson County, Tennessee, to wit:

LAND in Davidspn County, Tennessee, being Lot NO. 39 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6 of the Woodard property, a plan of which is of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward J. Arnell, III, et ux, by deed by Samuel McKissack, et ux, of record in Book 4787, page 132, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property unto the Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

AND, I, H. STANLEY ALLEN, JR., Trustee, dor further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the Second Party, its successors and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, H. STANLEY ALLEN, JR., Trustee, first party, has hereunto set his hand this 16th day of June, 1976.

H. STANLEY ALLEN, JR., Trustee
First Party

D5793 1931

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JUL 9 26 AM '76
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DAVIDSON COUNTY, TENN. REGISTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said State and County aforesaid, the within named, H. Stanley Allen, Jr., Trustee, first party, the within named bargainor, with whom I am personally acquainted, and who acknowledged, that he, being so authorized to do, executed the within instrument as Trustee for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of June, 1976.

NOTARY PUBLIC

NOTARY PUBLIC STATE AT LARGE

Commission Expires: Dec 10, 1979

JUL 13 76 CONV 22,207.84
JUL 13 76 S TAX B* 57.72
JUL 13 76 PR FEE B* .50
WDEED B* 4.00 * 62.22