105-7
365 PW

Address of New Owner:

BOOK 5045 PAGE 539

Robert M. Walden Sr.
Star Route, Shoffstall Lane
Lake Isabella, California
93240

Mail Tax Bills to New Owner

Prepared by:

Briley, Richards & Wrenne, Attys.
344 Fourth Avenue North
Nashville, Tennessee 37219

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments made and provided for in a deed of trust dated March 20, 1965, executed by Minnie Louise Temple, a widow, to George E. Pickens, Trustee, of record in Book 3881, page 88, Register's Office for Davidson County, Tennessee, and

WHEREAS, Truman S. Wrenne was appointed Successor Trustee by an instrument recorded in Book 5032, page 153, said Register's Office, and

WHEREAS, the entire indebtedness was declared due and payable and payment not having been made as demanded; and said Trustee, having been requested so to do by the lawful owner and holder of the indebtedness secured by said deed of trust, I, Truman S. Wrenne, Trustee, caused said real estate to be advertised in accordance with the provisions of said deed of trust by three weekly publications appearing in The Nashville Record on the 8th, 15th and 22nd days of June, 1976, advertising that said real estate would be sold at 11:00 o'clock A.M., June 30, 1976, at the South door of the courthouse of Davidson County, Tennessee in Nashville, to the highest bidder for cash, free from all equities of redemption, homestead and dower and all other exemptions of every kind and nature, all of which were expressly waived in said deed of trust, but subject to any and all taxes which might be a lien upon said real estate; and at the time and place stated in said advertisements, I, Truman S. Wrenne, Trustee, personally appeared and offered said property for sale at public outcry. The highest, best and last bid received was the sum of $6,200.00 by Robert M. Walden Sr. to whom said property was sold.

NOW, THEREFORE, in consideration of the premises and the sum of $6,200.00 paid by the said Robert M. Walden Sr., by crediting said sum against the indebtedness secured by said deed of trust. Therefore, I Truman S. Wrenne, Trustee, has this day bargained and sold and by these presents do transfer and convey to Robert M. Walden Sr., his heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

> Lot No. 17 in the B. F. Brown's Subdivision of the Rains property, a plan of which is of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 17 fronts 50 feet on the easterly side of Rains Avenue and runs back between parallel lines 200 feet to an alley.
>
> Being the same property conveyed to W. B. Temple and wife, Minnie Louise Temple, by deed from F. M. Temple and wife, of record in Book 543, page 314, said Register's Office.

This is improved property at 122 Rains Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the estate, appurtenances, title and interest thereto belonging to Robert M. Walden Sr., his heirs and assigns forever. And I do covenant with the said Robert M. Walden Sr. that I am lawfully seized and possessed of said real estate as Trustee only and by terms of the above-mentioned deed of trust, have a good right to sell and convey the same; and the same is unencumbered except for any and all taxes that may be a lien against said property. I further covenant and bind myself, my successors and assigns to warrant and forever defend the title to said real estate to Robert M. Walden Sr.

his heirs and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

Witness my hand on this the 30th day of June, 1976.

Truman S. Wrenne, Trustee

State of Tennessee)
)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Truman S. Wrenne, 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 at Nashville, Tennessee, this the 30th day of June, 1976.

Notary Public

My commission expires
April 26, 1978.

State of Tennessee)
)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $6,200.00.

Sworn to and subscribed before me this 30th day of June, 1976.

Notary Public

My commission expires
April 26, 1978.

FILED
JUL 13 4 09 PM '76
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIF. REFERENCE

058270

JUL 13 76	CONV	*6,200.00				
JUL 13 76 S'TAX			B*	16.12		
JUL 13 76 PR'FEE			B*	.50		
JUL 13 76	W'DEED		B*	4.00	*	20.62