Prepared by Caesar Eddleman
325 Stahlman Bldg

BOOK 5043 PAGE 517

New Owner Address	Send Tax Bills To	Map-Parcel Nos.
S.R. Milliken Lucien Dale	S.R. Milliken Licien Dale	Map 93-16
3121 Dickerson Road	3121 Dickerson Road	Par 382
Nashville, Tennessee	Nashville, Tennessee 37207	

TRUSTEE DEED

THIS INDENTURE, made and entered into on the 19th day of July, 1976; by Caesar E. Urrutia, First Party, and S.R. Milliken and Lucien Dale, Second Party.

WITNESSETH:

WHEREAS, by Deed of Trust, of record in Book 4478, Page 738, Register's Office For Davidson County, Tennessee, James Robert Miles and wife, Evelyn H. Miles conveyed to Caesar E. Urrutia, Trustee, the hereinafter property for the purpose of securing the payment of a promissory note in the principal sum as shown on said Deed of Trust: and

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell 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, First Party did advertise said property for sale in accordance with the terms and provisions of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record on June 22, 29, & July 6, 1976: and

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the south door of the Davidson County Court House in Nashville, Tennessee, on Monday July 19, 1976, at 12:00 Noon, S.R. Milliken and Lucien Dale, Second Party, being the highest and best bidders thereof, became the purchasers of said property at and for the sum of Three Thousand Five Hundred Sixty One ($3,561.05) and 05/100 Dollars, and said sum of said bid having been paid, the receipt therefore 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, their heirs and assigns, the following described real property, situated in Davidson County, Tennessee:

> BEING Lot No. 12 in Block 'G' in the Hermitage Addition Nashville, Tennessee, as per plan recorded in Book 57, Pages 42 and 43, Register's Office for Said County.
>
> Said Lot No. 12 fronts 50 feet on the east side of Decatur Street and runs back eastwardlt at right angles to Decatur Street 150 feet on the north side to an alley in the rear and on the south side said lot runs back about 125 feet to Meredith Avenue upon which it fronts 38.56 feet
>
> Being the same property conveyed to James Robert Miles and wife, Evelyn H. Miles, by deed from Jack Cohen and others as of record in Book 4129, Page 296, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, their heirs and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Caesar E. Urrutia, Trustee, do 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 of by me to the said Second Party, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Caesar E. Urrutia, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Caesar E. Urrutia, 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 23rd day of July, 1976.

J. Carr Smith
Notary Public

My Commission Expires: March 24, 1979

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$3,561.05 G Ellsworth III
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 26 DAY OF July 19 76.
B O Wilson
Deputy Register

D60129

T
IDENTIF. REFERENCE

JUL 26 2 00 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

JUL 26	CONV	*3,561.05	B*	9.36	
JUL 26	S'TAX		B*	.50	
JUL 26	PR'FEE		B*	6.00	* 15.86
JUL 26	WDEED				