Deed to 1401 Acklen Ave.

BOOK 5058 PAGE 868

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex H. Jenkins (NAME)	Same (NAME)	
Same (STREET ADDRESS OR ROUTE NUMBER)	505 Rosedale Ave (STREET ADDRESS)	105-13
(CITY) (P. O. ZONE) (STATE)	Nash. Tenn (CITY) (ZONE) (STATE)	63 PM

TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 1, 1975, of record in Book 4900, page 496, Register's Office for Davidson County, Tennessee, Johnnie B. Lovelady and wife, Freida Lovelady, conveyed the property hereinafter described to Dewey W. Pedigo, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument and Rex H. Jenkins, Jr., the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Dewey W. Pedigo, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on May 11, May 18 and May 25, 1976, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Dewey W. Pedigo, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes and a first mortgage of record in Book 4762, page 310, Register's Office for Davidson County, Tennessee on Thursday, June 3, 1976 at 12:00 o'clock noon at the south door of the Court House in Nashville, Davidson County, Tennessee; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 14th day of June 1976

Affiant J. B. Lovelady

My commission expires: ~~Affix Seal~~ Notary Public

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Landon

Stahlman Building: Nashville, Tennessee

WHEREAS, at said sale, Rex H. Jenkins, Jr. was the highest and best bidder, the amount of his bid being in the sum of SIX THOUSAND AND NO/100 ($6,000.00) DOLLARS, AND THE said Rex H. Jenkins, Jr. being the holder of the indebtedness secured by said deed of trust, together with the expense of said sale amounting to more than said bid, accordingly he was not required to pay any cash to the Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Dewey W. Pedigo, Trustee, have bargained and sold and by these presents do transfer and convey unto Rex H. Jenkins, Jr., his heirs and assigns, the following described property situated in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 39-A on the Belmont Land Company's Plan of Lots, called "Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.
>
> Said part of Lot 39-A fronts 50 feet on the southerly side of Ashwood Avenue, and runs back between parallel lines 169 feet to an alley.
>
> Being the same property conveyed to Johnnie B. Lovelady a single man, by deed from James M. Fischer, Jr.,Trustee of record in Book 4747, page 678, Register's Office for said County.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale and a first mortgage of record in Book 4762, page 310, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Rex H. Jenkins, Jr., his heirs and assigns forever.

I, Dewey W. Pedigo, Trustee, under said deed of trust, do hereby transfer, assign and convey unto the said Rex H. Jenkins, Jr., his heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Trustee under said deed of trust can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, Dewey W. Pedigo, Trustee, has hereunto set his hand this the 3rd day of June, 1976.

Dewey W Pedigo Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Phillip Sanders, a Notary Public in and for said County and State, the within named Dewey W. Pedigo, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of June, 1976.

Phillip Sanders
Notary Public

My commission expires:
Jan. 29, 1980

D63888
IDENTIF. REFERENCE
AUG 19 10 14 AM '76
REGISTER
DAVIDSON CO., TENN.

AUG 19 76	CONV	*6,000.00			
AUG 19 76 S'TAX			B*	15.60	
AUG 19 76 PR'FEE			B*	.50	
AUG 19 76	W'DEED		B*	6.00	
AUG 19 76	MISC		B*	.60	* 22.70