This instrument was prepared by:
Woods & Woods
A Professional Association
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

BOOK 5071 PAGE 603

FORECLOSURE DEED

New Owner:	Send Tax Bills To:	Field Book No.
Gilbert Lee Cohen 711 Union Street Nashville, Tennessee	New Owner	8DA-5185 Map: 81-6 Parcel: 455

JAMES N. BRYAN, JR.

Trustee

to

GILBERT LEE COHEN and wife,
PATTI M. COHEN and SARAH K. COHEN

WHEREAS, Harry Christian and wife, Loretta Bridges Christian executed a certain Deed of Trust contained in an Installment Deed dated August 31, 1973 and filed September 10, 1973, by which they conveyed to Trustee and his successors in trust, certain property hereinafter described, to secure the payment of one promissory note of even date therein described, which Deed of Trust is recorded in Book 4744, page 619, Register's Office of Davidson County, Tennessee; and

WHEREAS, by the terms of said Deed of Trust, it was provided that in case of the death, absence, inability, or refusal to act of said Trustee, at any time, when action under the trust created was required, the lawful owner and holder of said indebtedness was impowered to appoint a substitute Trustee by a written appointment recorded in the Register's Office for Davidson County, Tennessee, said substitute Trustee to be vested with all rights, powers, and authorities of the original trustee; and

WHEREAS, the original Trustee became unable to act in the premises and Gilbert Lee Cohen appointed James N. Bryan, Jr., Trustee to succeed the said, original trustee by written appointment dated July 27, 1976 and recorded July 30, 1976 in Book 5052, page 334, Register's Office for Davidson County, Tennessee; and

WHEREAS, by the terms of said Deed of Trust the lawful owner and holder of the indebtedness secured thereby was empowered upon default in the performance of the covenants, terms, and conditions of said Deed of Trust, to after 30 days declare the amount of the principal indebtedness secured thereby, due and payable, and the said Trustee, or his successor was thereupon directed and empowered, upon giving 20 days notice, by 3 publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the courthouse in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind which are expressly waived and provided for in said Deed of Trust; and

WHEREAS, default was made for more than 30 days in the performance of the covenants, terms, and conditions, of said Deed of Trust and by reason of said default the owner and holder of said promissory note, pursuant to the powers contained in said Deed of Trust, declared the entire amount of said indebtedness due and payable and said Trustee gave notice by 3 weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notices appearing on July 20, 27, and August 3, 1976, that he would, on the 13th day of August, 1976 at 11:00 a.m. at the front door of the courthouse at Nashville, Davidson County, Tennessee offer for sale certain property hereinafter described to the highest and best bidder for cash, free from the equity of redemption, homestead, dower, and all other rights of exemption of every kind which are expressly waived as provided for in said Deed of Trust, but subject to any unpaid taxes that may constitute a lien against the property and certain restrictions as to building and use, in order to satisfy said debt and unpaid interest thereon, together with the expenses of the sale and at said time and place, said Trustee offered said property for sale and Gilbert Lee Cohen bidding for Gilbert Lee Cohen and wife, Patti M. Cohen and Sarah K. Cohen offered therefor the sum of Three Thousand Four Hundred Dollars ($3,400.00) cash, which was the highest

and best bid and said property was struck off to the said Gilbert Lee Cohen and wife, Patti M. Cohen and Sarah K. Cohen.

Now, therefore, in consideration of the premises and for the sum of Three Thousand Four Hundred Dollars ($3,400.00) to me, in hand paid, the receipt of which is hereby acknowledged, I, James N. Bryan, Jr., Trustee, by virtue of the powers of authority vested in me by said Deed of Trust and by said written appointment have this day bargained and sold and do hereby transfer and convey unto said Gilbert Lee Cohen and wife, Patti M. Cohen and Sarah K. Cohen, their successors and assigns, a certain lot or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 4 on the Plan of Subdivision of part of Lot No. 16 of the Nichol property in the 8th, formerly 13th Civil District of Davidson County, Tennessee, as of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said Lot No. 4 fronts 50.14 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Road and runs back 161 feet, more or less, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Gilbert Lee Cohen and wife, Patti M. Cohen and Sara K. Cohen by deed from Mary Frances McCullough, of record in Book 4687, page 186, Register's Office for Davidson County, Tennessee.

To have and to hold said property to the said Gilbert Lee Cohen and wife, Patti M. Cohen and Sarah K. Cohen, their successors and assigns, forever.

The said, James N. Bryan , Jr., Trustee, transfers and conveys to the said Gilbert Lee Cohen, and wife, Patti M. Cohen and Sarah K. Cohen, their successors and assigns, all the rights and benefits of the Warranty and all covenants contained in said Deed of Trust in as full a manner as in said Deed of Trust he can or should convey, but not otherwise.

This conveyance is made subject to all unpaid taxes.

This 23 day of Sept, 1976.

James N. Bryan, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jayne Randle a notary public in the said county and state the within named barginor, James N. Bryan, Jr., 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 23rd day of September, 1976.

Jayne Randle
Notary Public

JAYNE RANDLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: August 8, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration paid in this transfer is $3,400.00.

James N. Bryan, Jr., Trustee
Affiant

Sworn to and subscribed before me this 23rd day of September 1976.

Notary Public

My commission expires:
August 8, 1979

D6948

IDENTIF. REFERENCE

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SEP 23 3 1 PM '76

REGISTER
DAVIDSON COUN. TENN.

SEP 23 76	CONV	*3,400.00			
SEP 23 76 S'TAX			B*	8.84	
SEP 23 76 FR'FEE			B*	.50	
SEP 23 76	W'DEED		B*	10.00	* 19.34