THOMAS E. HANSOM
KELLY PRIM
3716 Hillsboro Road
Nashville, Tenn. 37215

Send tax bills to:
Same

BOOK 5077 PAGE 134

61-14
1976

TRUSTEE'S DEED

WHEREAS, by deed of installment dated the 7th day of August, 1972, of record in Book 4625, page 872, Register's Office for Davidson County, Tennessee, Richard A. Sells and wife, Nancy St. Charles Sells, conveyed the property therein described to John P. Brown, Jr., Trustee, in trust, to secure a note dated August 7, 1972, in the amount of $4,500.00 payable to French B. Spillers, a widow, according to the terms and conditions therein described; and

WHEREAS, said deed of installment, among other things, provided that in the event default should be made in the payment of said note as provided therein, then, at the option of the owner and holder of said note, the entire indebtedness may be declared due and payable, and said Trustee was thereby authorized and empowered, upon giving twenty days' notice, by weekly publication in some one newspaper published in Davidson County, Tennessee, to sell said property at the Courthouse door in said County, to the highest bidder, for cash, and free from the equity of redemption, homestead and dower, and all other exemptions of every kind, which are expressly waived in said deed of installment, and said Trustee was authorized to execute a deed to the purchaser; and

WHEREAS, default having been made in the payment of said note, according to the terms therein provided, and at the request of the lawful owner and holder thereof, I, John P. Brown, Jr., Trustee, by virtue of the power and authority vested in me by said deed of installment, proceeded according to the terms of said Deed of Installment, and duly advertised in the "Nashville Record," a newspaper published in Nashville, Davidson County, Tennessee, according to the terms and conditions of said deed of installment, and did offer said property for sale on October 8, 1976, at 12:00 o'clock, Noon, C.S.D.T. at the South door of the Courthouse, in Nashville, Tennessee, to the highest bidder; and

LAW OFFICES
JOHN P. BROWN, JR.
3716 HILLSBORO ROAD
NASHVILLE, TENN. 37215

This Instrument Prepared By:
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

WHEREAS, Thomas E. Hansom offered the sum of Four Thousand ($4,000.00) Dollars cash, and being the highest, best and last bidder, the said property was sold to said Thomas E. Hansom, for said amount, which amount was duly applied as hereinafter set forth;

NOW, THEREFORE, I, John P. Brown, Jr., Trustee, by virtue of the power and authority vested in me under said deed of installment, and in consideration of the sum of Four Thousand ($4,000.00) Dollars, cash in hand paid, which has been credited and applied as follows:

First: To the expenses of advertising and foreclosure, and Trustee's fees;

Second: To apply to the unpaid balance on the herein-described note as herein authorized;

Third: There being no residue or remainder after payment of the first item and a portion of the second item, nothing has been turned over to said Richard A. Sells and wife, Nancy St. Charles Sells:

have this day bargained and sold, and do by these presents transfer and convey unto the said Thomas E. Hansom, his heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> Being Lot No. 57 on the Plan of E. B. Craig's Subdivision of the Crownover property, as of record in Book 894, pages 640 and 641, said Register's Office.
>
> Said Lot No. 57 fronts 50 feet on the westerly side of Baxter Street and runs back 152 feet 10 inches on the northerly line and 151 feet 10 inches on the southerly line, to a dead line measuring 50 feet thereon.
>
> This sale is made subject to all unpaid taxes and to the remaining unpaid principal balance of a certain note in the original amount of Ten Thousand Six Hundred Fifty ($10,650.00) Dollars executed by Claudie C. Wheeler, et ux, Virginia C. Wheeler, dated February 25, 1960, and secured by a Deed of Trust to C. H. Briley, Jr., Trustee, of record in Book 3046, page 125, Register's Office for Davidson County, Tennessee.

LAW OFFICES
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3716 HILLSBORO ROAD
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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said French B. Spillers, a widow, her heirs and assigns, in fee simple, forever.

This conveyance is made subject to any and all unpaid taxes assessed against said property.

This conveyance is made by the undersigned Trustee in his capacity as such Trustee and pursuant to the power and authority conferred on him as such Trustee in the said deed of installment aforesaid, with the benefit of all the warranties that said Trustee should or could give, but no further or otherwise.

Witness my hand this the 12th day of October, 1976.

John P. Brown, Jr.
Trustee

STATE OF TENNESSEE)
):
COUNTY OF DAVIDSON)

Personally appeared before me, Karen P. Sluiter, a Notary Public in and for said County and State, the within named John P. Brown, Jr., Trustee, 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 12th day of October, 1976.

Karen P. Sluiter
Notary Public

My Commission Expires: 4-30-80

LAW OFFICES
JOHN P. BROWN, JR.
3716 HILLSBORO ROAD
NASHVILLE, TENN. 37215

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF Oct. 1976

Deputy Register

OCT 12 76	CONV	*4,000.00			
OCT 12 76	S'TAX		B*	10.40	
OCT 12 76	PR'FEE		B*	.50	
OCT 12 76	W'DEED		B*	6.00	* 16.90

D 71961

IDENTIF. REFERENCE

OCT 12 1 42 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.