1502

BOOK 5077 PAGE 338

Prepared by:
Gullett, Steele, Sanford,
Robinson & Merritt
Home Federal Tower, 4th Floor
230 4th Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20,186.08

Affiant

Subscribed and sworn to before me, this 8th day of October, 1976.

Notary Public

My Commission expires 10/29/77

Address new owners as follows:
Kelly Prim, Trustee
3716 Hillsboro Road
Nashville, Tennessee 37215

Send Tax Bills to: Same

Map-Parcel Numbers
118-15
13 pw

TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this 8th day of October, 1976, by and between CHARLES NELSON, JR.TRUSTEE, FIRST PARTY, and KELLY PRIM, TRUSTEE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated April 5, 1976, of record in Book 4998, page 226, Register's Office for Davidson County, Tennessee, Hillsboro Builders, Inc., conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Fifty Four Thousand and no/100 ($54,000.00) Dollars, and,

WHEREAS, default was made in the payment of said promissory note and the holder directed Firsty Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on September 7, 1976, September 14, 1976 and September 21, 1976; and,

WHEREAS, First Party did offer said property for sale at the South door of the Court House in Davidson County, Tennessee, on Thursday, October 7, 1976, at 12:00 o'clock noon, Second Party,

being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY THOUSAND ONE HUNDRED EIGHTY SIX AND 08/100 ($30,186.08) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by the presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in DavidsonCounty, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Walnut Hill Manor, Section II, of record in Book 4660, page 94, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Hillsboro Builders, Inc. by deed from Samuel B. Schlanger of record in Book 5009, page 289, said Register's Office.

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

And I, Charles Nelson, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title of said land only as to such title coming through or by me to the said Second Party, its successors 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.

Charles Nelson, Jr., Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named Charles Nelson, Jr., Trustee, the barganior, 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 8th day of October, 1976.

Shirley L. Johnson
Notary Public

My Commission Expires:

October 29, 1977

OCT 12% CONV 30,186.09
OCT 12% S'TAX B* 78.52
OCT 12% PR'FEE B* .50
OCT 12% M'DEED B* 6.00 * 85.02

D 7 2 0 5 4

IDENTIF. REFERENCE

OCT 12 3 40 PM '76

REGISTER
DAVIDSON COUNTY, TENN.