Prepared by
J. B. Watson Jr.
Nashville, Tenn

BOOK 5087 PAGE 519

Map 93-4
Pcl. 59
FBK. 18W-7615

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment of an indebtedness described in and secured by an Installment Deed executed on December 8, 1972 from Jack J. Cohen and wife Bessie D. Cohen and Leon Gilbert to David Ernest Allen, Jr. and Annie Frances Rhone of record in Book 4690, page 866, Register's Office for Davidson County, Tennessee wherein the said David Ernest Allen, Jr. and Annie Frances Rhone conveyed to J. B. Watson, Jr., Trustee, the same property to secure the payment of said indebtedness;

And, WHEREAS, the owners of said indebtedness, in accordance with the terms and conditions of said Installment Deed, having declared the entire indebtedness due and payable and payment not having been made on demand, and having been requested by the owners of said indebtedness so to do, I, J. B. Watson, Jr., Trustee, by virtue of the power and authority vested in me as such Trustee, did, after causing notice of the sale to be duly and regularly published as required by the trust agreement in said Installment Deed and the laws of the State of Tennessee, said notice having been published in the Nashville Record, a newspaper published in Davidson County, Tennessee, on October 12th, 19th and 26th, 1976, offer for sale, at public outcry, at the front door of the Court House in Davidson County, Tennessee on Thursday, November 4, 1976, to the highest and best bidder for cash and free from the equity of redemption, statutory rights of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed the parcel of real estate conveyed to me as such Trustee, and the bid of Jack J.Cohen & wife,Bessie D. Cohen & Leon Gilbert in the amount of $ 2,000.00, being the highest and best bid received, said property was struck off and sold to Jack J.Cohen & wife,Bessie D. Cohen, and Leon Gilbert.

Now, therefore, I, J. B. Watson, Jr., Trustee, by virtue of the power and authority aforesaid, and in consideration of the premises and said sum of $2,000.00 credit to note, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey the aforementioned parcel of real estate unto the said Jack J.Cohen & wife,Bessie D. Cohen, & Leon Gilbert, their heirs and assigns, said real estate being situated in Davidson County, Tennessee and described as follows, to-wit:

Being Lot No. 5 on the Map of G. N. Tillman's Subdivision of Lots 256 to 259, inclusive, in Williams 2nd Addition to East Nashville, as of record in Book 57, page 138, Register's Office for said County.

Said Lot No. 5 fronts 54 feet on the northerly side of Sylvan, formerly Williams, Street and runs back between parallel lines, with the westerly margin of an alley, 175 feet to another alley.

To have and to hold said parcel of real estate together with the title, estate, interests and appurtenances thereto belonging to the said Jack J.Cohen & wife,Bessie D.Cohen & Leon Gilbert, their heirs and assigns.

And I therefore transfer and convey unto said grantee all the rights and benefits of the covenants and warranties contained in the trust agreement in said Installment Deed insofar as I, J. B. Watson, Jr., Trustee, can legally do but no further and not otherwise. Said property is conveyed by me without covenants or representations or warranties and subject to all ad valorem taxes, if any, and any other prior liens of record.

WITNESS MY HAND at Nashville, Tennessee this 4th day of November, 1976.

J. B. WATSON, JR., TRUSTEE

This instrument was prepared by J. B. Watson, Jr., Attorney, 3805 Gallatin Road, Nashville, Tennessee 37216

Buyer + Say Bills
Jack J Cohen + Leon Gilbert
Citizens Bank Trust Fund

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named, J. B. Watson, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee this 4th day of November, 1976.

Edna S. Woods
NOTARY PUBLIC

My commission expires: 4-23-1978

The actual consideration or true value whichever is greater for this transfer is $2000.00

Jack Watson

Tran. 12 1476

W. Williams
Mary Ray

D 76913

RECEIVED FOR REFERENCE
NOV 11 10 05 AM '76
DAVIDSON CO. TENN.

15%	CONV	+2,000.00			
15% S'TAX			3*	5.20	
15% FEE			3*	.50	
15%	W/DEED		3*	4.0	* 9.70