NEW OWNERS: DON NIX, ET ALS
13 Arcade, Nashville, Tn. 37219

TAX BILLS: SAME

MAP 92-13 PAR. 69
W11-70355

TRUSTEE'S DEED

BOOK 5088 PAGE 480

This deed, made and entered into on this the 4th day of November, 1976, by and between L. KENNETH JOHNSON, TRUSTEE, party of the first part, and LIZZIE M. FINNIE LUMPKINS, a widow, and WILLIAM DON NIX, parties of the second part, all parties being residents of Tennessee.

WITNESSETH:

WHEREAS, by installment deed from Lizzie M. Finnie Lumpkins, a widow, to Rafael A. Hernandez and wife, Joe Ann Hernandez, and whereas, in said installment deed a lien was created, and whereas, said Rafael A. Hernandez and wife, Joe Ann Hernandez, executed and conveyed to L. Kenneth Johnson, Trustee, upon the lands hereinafter described, according to the terms and conditions of said installment deed, to which reference is hereby made, which was dated March 20, 1975, and was recorded in Book 4897, Page 736, Register's Office Davidson County, Tennessee, and whereas, the indebtedness thereby secured being over due and unpaid, and the owner and holder of the said indebtedness having called upon the said Trustee to foreclose said lien in said installment deed, the said Trustee after ten (10) days' notice by registered mail to the purchaser of the property, the said Rafael A. Hernandez and wife, Joe Ann Hernandez, the same being by certified mail number 621448, and thereafter, the said Trustee after due advertisement in the Nashville Record of Davidson County, Tennessee, as required by law and the terms of the installment deed, offered said land for sale at the south door of the courthouse on the 4th day of November, 1976, among others, there was present Carter George, F. Spiller Campbell, Jim Watson, when and where said Lizzie M. Finnie Lumpkins, a widow, and William Don Nix, became the last and the highest bidder at the price of _____ $1,000.00 _____.

NOW, THEREFORE, the said L. Kenneth Johnson, acting as Trustee as aforesaid, in consideration of the premises and of the said _____ $1,000.00 _____, to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said LIZZIE M. FINNIE LUMPKINS, a widow, and WILLIAM DON NIX, their heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and more particularly described and bounded as follows:

BEING Lot No. 3 of Block No. 7 in the Charlotte Park Second Addition, as of record in Book 57, Pages 159 and 161, Register's Office Davidson County, Tennessee.

SAID Lot No. 3 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines 150 feet to a 20-foot alley.
BEING the same property conveyed Rafael A. Hernandez and wife, Joe Ann Hernandez, by installment deed from Lizzie M. Finnie Lumpkins, a widow, of record in Book 4897, Page 736, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD, said lands and premises, together with all privileges and appurtenances thereunto belonging to Lizzie M. Finnie Lumpkins, a widow, and William Don Nix, their heirs and assigns in as full and ample a manner as the Trustee has power to convey the same.

THIS conveyance is made subject to first mortgage, taxes and liens against said property.

IN TESTIMONY WHEREOF, said L. Kenneth Johnson, acting as Trustee, as herein above stated, has hereunto set his signature the day and year first above written.

D77351

REFERENCE
NOV 17 9 48 AM '76

L. KENNETH JOHNSON - TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CONV *1,000.00
NOV 17 STAX 2.60
NOV 17 PR FEE .50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. Kenneth Johnson, acting as Trustee, the within named bargainor, 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 office, this the 4th day of November, 1976.

NOTARY PUBLIC

My commission expires: 7/31/78.

This instrument prepared by
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

The actual consideration for this transfer or value of property (whichever is greater) is $ 1000.00
This is equal to or greater than the property would bring at a forced sale.

Sworn to and subscribed before me this 4th day of November, 1976.

NOTARY PUBLIC

My commission expires: 7-31-78

FORECLOSURE NOTICE

DEFAULT having been made in the terms, conditions, and payments, and the entire indebtedness having been declared due and payable as made and provided for in a certain Installment Deed executed the 20th day of March, 1975, by which RAFAEL A. HERNANDEZ and wife, JOE ANN HERNANDEZ, conveyed to L. KENNETH JOHNSON, TRUSTEE, to secure the indebtedness therein described, which said Installment Deed is of record in Book 4897, Page 736, Register's Office Davidson County, Tennessee;

NOW, therefore, I, L. KENNETH JOHNSON, TRUSTEE, by virtue of the power and authority vested in me by said Installment Deed will on the

4th day of NOVEMBER, 1976

at 12:00 noon, at the south door of the Courthouse, Davidson County, Tennessee, sell to the highest bidder for cash, subject to any and all unpaid taxes, free from the equity of redemption, homestead and dower, and all other exemptions which are expressly waived, the following described property situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 3 of Block No. 7 in the Charlotte Park Second Addition, as of record in Book 57, Pages 160 and 161, Register's Office Davidson County, Tennessee.

SAID Lot No. 3 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines 150 feet to a 20-foot alley.

BEING the same property conveyed Rafael A. Hernandez and wife, Joe Ann Hernandez, by installment deed from Lizzie M. Finnie Lumpkins, a widow, of record in Book 4897, Page 736, Register's Office Davidson County, Tennessee.

This the 7th day of October, 1976
L. KENNETH JOHNSON
Trustee
JOHNSON & EDWARDS
600 Stahlman Building
Nashville, Tennessee 37201

Publish Dates: Oct. 12, 19, 26, 1976
Ad No. 574