This instrument was p[illegible] GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

NEW OWNER | TAX BILLS

Dan Leech | Same
1411 Janie Avenue
Nashville, Tennessee 37216

BOOK 5094 PAGE 923 11-16

TRUSTEE'S QUITCLAIM DEED

36 pw

This instrument made and entered into this the 30 day of Nov., 1976, by and between Hunter Short, Trustee, party of the first part, and Dan Leech, party of the second part.

W I T N E S S E T H:

Whereas, by an Installment Deed of record in Book 4692, page 923, Register's Office for Davidson County, Tennessee, James S. Stewart and wife, Derri Stewart, conveyed certain property described therein to Hunter Short, Trustee, to secure the payment of an indebtedness described therein to Dan Leech and wife, Mable Leech;

Whereas, default was made in the payment of said indebtedness and the holder thereof has directed the party of the first part to advertise and sell said property in satisfaction of said indebtedness and the cost of foreclosure in accordance with the terms and provisions of said Installment Deed;

Whereas, the party of the first part did advertise said property for sale in accordance with the terms of said Installment Deed, notices of the time and place of said sale being published in the Nashville Record; and

Whereas, pursuant to said notices the party of the first part did offer said property for sale at the front door of the Davidson County Courthouse in Nashville, Tennessee, on November 26, 1976, at 12:00 o'clock noon and the party of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $4,750.00.

Now, therefore, in consideration of the premises, the party of the first part has this day bargained and sold

and does hereby quitclaim and convey all his right, title and interest unto the party of the second part the following real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Re-subdivision of Lots Nos. 4 and 5 of A. B. Spain's Lischey Garden, as of record in Book 332, page 5, Register's Office for said County. Said Lot No. 3 fronts 50 feet on the southerly side of Lillian Avenue now Crockett Street and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to James S. Stewart and wife, Derri Stewart, by deed from Dan Leech and wife, Mable Leech, of record in Book 4692, page 923, Register's Office for Davidson County, Tennessee and by deed of correction in Book _____, page _____, said Register's Office.

To have and to hold the aforesaid real estate unto said party of the second part, his heirs and assigns, forever and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind which were waived.

And I, Hunter Short, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said party of the second party, his heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the party of the first part has hereunto affixed his signature the day and date first above written.

Hunter Short, Trustee
Party of the First Part

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter Short, Trustee, the 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 Nashville, Tennessee, this 30 day of Nov., 1976.

Doris H. Cochran
Notary Public

My Commission Expires:

May 8, 1978

DORIS D. ALFORD ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ None

Affiant

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

Doris H. Cochran
Notary Public

My Commission Expires:

May 8, 1978

DORIS D. ALFORD ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENN.

D80339

IDENTIF. REFERENCE

Dec 8 2 56 PM '76

REGISTER DAVIDSON COUNTY, TENN.

DEC-8% MISC B* 6.00 * 6.00