D81734

ADDRESS NEW OWNER:

Dixie S. Treadway
3635 Knollwood Drive
Nashville, Tennessee 37215

SEND TAX BILLS:

Same

T
IDENTIF. REFERENCE

DEC 17 3 18 PH '76

REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5097 PAGE 572 81-10-220

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $5,530.53.

Dixie S. Treadway
Affiant

Subscribed and sworn to before me this 17th day of December, 1976.

Notary Public

My Commission Expires:

D E E D

WHEREAS, by Deed of Trust dated January 6, 1976, of record in Book 4986, page 456, Register's Office for Davidson County, Tennessee, Verline Elizabeth Fritts and husband, Robert A. Fritts conveyed the property hereinafter described to Stanley M. Chernau, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Peoples of Nashville Company, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Stanley M. Chernau, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 9, November 16 and November 23, 1976, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Stanley M. Chernau, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Tuesday, December 14, 1976, at 12:00 Noon at the south door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Dixie S. Treadway was the highest and best bidder, the amount of her bid being in the sum of FIVE THOUSAND FIVE HUNDRED THIRTY AND 53/100THS ($5,530.53) DOLLARS.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Stanley M. Chernau, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Dixie S. Treadway, her heirs and assigns, the following described property in Davidson County, Tennessee to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being the North 37.5 feet of Lot No. 154 in Cobb's Subdivision of Lot No. 6 of Subdivision of Harding's Bosley Tract of record in Book 161, page 155, Register's Office for said County. Said North 37.5 feet of Lot No. 154 fronts 37.5 feet on the east side of 24th Avenue North and extends back eastwardly between parallel lines 150 feet to an alley, on which it fronts 37.5 feet.

Being the same property conveyed to Verline Elizabeth Fritts, by deed from Margie Hairston Ransom, of record in Book 4936, page 15, Register's Office for Davidson County, Tennessee.

Robert A. Fritts, husband of Verline Elizabeth Fritts, join in for the purpose of conveying all of his present and future rights to the real estate herein described that he may have because of his marriage to the other grantor.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Dixie S. Treadway, her heirs and assigns, forever.

I, Stanley M. Chernau, Trustee under the said Deed of Trust of record in Book 4986, page 456, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Dixie S. Treadway, her heirs and assigns all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Stanley M. Chernau, Trustee, has hereunto set his hand this 16th day of December, 1976.

Stanley M. Chernau Trustee
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the State and County aforesaid, the within named Stanley M. Chernau, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 16 day of December, 1976.

_____
Notary Public

My Commission Expires:

May 23, 1977

DEC17'76 CONV *5,530.00
DEC17'76 STAX B* 14.30
DEC17'76 PRFEE B* .50
DEC17'76 MTGEED B* 4.00 * 18.80