Buyer + Int Bills - E. L. Edwards Jr. Same

E. L. Edwards, Sr.
600 Stahlman Bldg
Nash. Tenn

MAP 82-3
PAR. 54

TRUSTEE'S DEED

BOOK 5100 PAGE 737

This deed, made and entered into on this the 27th day of October, 1976, by and between L. KENNETH JOHNSON, TRUSTEE, party of the first part, and E. L. EDWARDS, SR., party of the second part, all parties being residents of Tennessee.

WITNESSETH:

WHEREAS, by installment deed from E. L. Edwards, Sr., Irma Edwards Barton and E. L. Edwards, Jr., to Ruby J. Morris, a single person, and whereas, in said installment deed a lien was created, and whereas, said Ruby J. Morris 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 October 7, 1975, and was recorded in Book 4959, Page 692, 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 Ruby J. Morris, the same being by certified mail number 224552, 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 27th day of October, 1976, among others, there was present Jesse Jackson, E. L. Edwards, Sr., E. L. Edwards, Jr., Paul Parkhurst, and Ruby Morris, when and where said E. L. Edwards, Sr. became the last and the highest bidder at the price of Seven Thousand, Eight Hundred Fifty-Eight and 18/100 Dollars ($7,858.18).

NOW, therefore, the said L. Kenneth Johnson, acting as Trustee as aforesaid, in consideration of the premises and of the said SEVEN THOUSAND, EIGHT HUNDRED FIFTY-EIGHT AND 18/100 DOLLARS ($7,858.18), to him in hand paid, has bargained and sold and by these presents does bargain, sell, and convey unto the said E. L. EDWARDS, SR., for and during his natural life with the remainder interest to E. L. EDWARDS, JR. and IRMA EDWARDS BARTON, 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. 89 in Sharpe & Horn's Second Addition, a plan of which is recorded in Book No. 161, Page 53, Register's Office Davidson County, Tennessee.

SEC28 CONV *7,858.18

SEC28 S'TAX B* 20.54

SEC28 PR'FEE B* .50

SEC28 W'DEED B* 4.00 * 25.04

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

SAID Lot No. 89 fronts 50 feet on the East side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley in the rear.

BEING the same property conveyed Ruby J. Morris, a single person, by installment deed from E. L. Edwards, Sr., et als, of record in Book 4959, Page 692, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD, said lands and premises, together with all privileges and appurtenances thereunto belonging to E. L. EDWARDS, SR., for and during his natural life with the remainder interest to E. L. EDWARDS, JR. and IRMA EDWARDS BARTON, their heirs and assigns in as full and ample a manner as the Trustee has power to convey the same.

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.

L. KENNETH JOHNSON - TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 27th day of October, 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 Deed of Installment, executed the 7th day of October, 1975, by which RUBY J. MORRIS, a single person, conveyed to L. KENNETH JOHNSON, TRUSTEE, to secure the indebtedness therein described, which said Deed of Installment is of record in Book 4959, Page 692, 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 Deed of Installment will on the

27th day of October, 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. 89 in Sharpe & Horn's Second Addition, a plan of which is recorded in Book No. 161, Page 53, Register's Office Davidson County, Tennessee.

SAID Lot No. 89 fronts 50 feet on the East side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley in the rear.

BEING the same property conveyed Ruby J. Morris, a single person, by deed of record in Book 4959, Page 692, Register's Office Davidson County, Tennessee.

This the 29th day of September, 1976.

L. KENNETH JOHNSON
Trustee
JOHNSON & EDWARDS
600 Stahlman Building
Nashville, Tennessee 37201
256-2197

Insertion Dates: Oct. 5, 12, 19, 1976
Ad No. 287

FELIX E. DYER, REGISTER
DAVIDSON COUNTY, TENN.

DEC 28 10 38 AM '76

IDENTIFICATION REFERENCE

D 8 2 8 7 6

The actual consideration for this transfer or value of property (whichever is greater) is $ 7,858.18. This is equal to or greater than the property would bring at a fair and voluntary sale.

L. E. Edwards

Sworn to and subscribed before me this ~~27th~~ 28th day of October, 1976

~~NOTARY PUBLIC~~

~~My commission expires~~: _____.