BOOK 5104 PAGE 12

ADDRESS NEW OWNER:
John J. Nanni
Stahlman Building
Nashville, Tenn. 37201

SEND TAX BILLS TO:
John J. Nanni
Stahlman Building
Nashville, Tennessee 37201

THIS INSTRUMENT PREPARED BY:
Michael F. Mondelli, Esq. mail
214 - Third Avenue North
Nashville, Tenn. 37201

MAP & PARCEL NO.:
Map 69-16
Parcel 63

JAN 7 2 34 PM '77

INDEXED REFERENCE

8433

TRUSTEE'S DEED

WHEREAS,

1. Lonnie R. Burch, et ux Hazel Burch, and Nannie Burch, executed to John Ross Nanni, Trustee, a certain Deed of Trust upon the property hereinafter described, the same being dated December 5, 1975, and recorded in Book 4977, Page 28, Register's Office for Davidson County, Tennessee.

2. The indebtedness secured by said Deed of Trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust, gave due notice to the said Lonnie Burch, et ux Hazel Burch, and Nannie Burch of their default by letters dated December 2, 1976, duly deposited in the United States Mails on said dates, Certified Mail, Return Receipt Requested, wherein the debtors were advised of the intention of the holder of said note to foreclose the lien of said Deed of Trust if the conditions of default then existing were not cured by December 31, 1976.

3. The default not having been cured within the time allowed, and no hearing having been sought by the debtors, the undersigned trustee, acting upon the demand of the lawful holder and owner of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices to be published in THE NASHVILLE RECORD, on December 7, 14, 21, 1976, in accordance with the provisions of the Deed of Trust.

4. After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Trustee offered said land as described in the Deed of Trust for sale at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 noon, on January 4, 1977, when and where John J. Nanni, became the last and highest bidder at the price of Five Thousand, Three Hundred Nineteen & 47/100ths ($5,319.47) Dollars, and thereupon the lawful owner and holder of the secured indebtedness directed the undersigned Trustee to execute a Trustee's Deed in favor of John J. Nanni, Marcella D. Nanni, Joseph F. Schipani, et ux, Mattie P. Schipani.

NOW, THEREFORE, I, John Ross Nanni, Trustee, as aforesaid, in consideration of the premises and the sum of Five Thousand, Three Hundred Nineteen & 47/100ths ($5,319.47) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto John J. Nanni, et ux Marcella D. Nanni, Joseph F. Schipani, et ux, Mattie P. Schipani, their successors and assigns, with the full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee, and being more particularly described as follows:

LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 8 on the Map of J. J. Holzapfel's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

BEGINNING on the northerly margin of Elizabeth Street at the southeast corner of the property conveyed to Raymond Joynson and wife, by deed from J. J. Holzapfel and wife, of record in Book 1809, page 557, Register's Office for said County, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots northwardly 156.15 feet to the southerly line of the R. Walter Cundall property; thence with said line, eastwardly 100 feet to the corner of Lots Nos. 7 & 8; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with same westwardly 100 feet to the beginning.

BEING the same property conveyed to Lonnie R. Burch and wife, Hazel Burch by deed from Nannie Burch, a widow, of record in Book 4977, Page 26, Register's Office for Davidson County, Tennessee. The said Nannie Burch, a widow, reserved unto herself a life estate.

Said sale is subject to the following:

1. Any and all unpaid taxes.

To have and to hold the said property to the said grantees, their successors and assigns, forever, with the appurtenances, and all interest thereunto appertaining.

WITNESS my hand this 5th day of January, 1977.

John Ross Nanni, Trustee

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 John Ross Nanni, 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 at Nashville, Tennessee, this 5th day of January, 1977.

Notary Public

My Commission Expires: 11-17-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Jan. 1977.

Deputy Register

CONV

13.7-
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4.0[illegible] * 18.20