mail

This instrument prepared by Barksdale, Whalley, Gilbert & Frank, 7th Floor, 3d National Bank Bldg., Nashville, Tennessee 37219

TRUSTEE'S DEED

Name and Address of New Owner:	Send Tax Bills:	Map and Parcel No.
Mr. & Mrs. Ralph Vulcano	Same	92-16-339
Trail's End		92-16-337
Mt. Juliet, Tennessee 37122	BOOK 5108 PAGE 155	

WHEREAS, under date of October 14, 1975, Charles E. Edgley, as President of Edgley Construction Company, executed a certain Installment Deed to Ralph Vulcano and Mary M. Vulcano, and recorded in Book 4961, Page 168; and

WHEREAS, the said conveyee joined in said installment deed and conveyed said property to the undersigned Harris A. Gilbert, Trustee, with power to act in accordance with the terms and conditions of said installment deed, and

WHEREAS, default was made in the payment of the note secured in said installment deed, and the owner and holder of said note instructed the said Harris A. Gilbert, Trustee, to institute proceedings as provided in said installment deed, and

WHEREAS, the said Harris A. Gilbert, Trustee, did advertise in accordance with the provisions of said installment deed to sell the property at the front door of the Courthouse at Nashville, Tennessee, on Thursday, January 13, 1977, at twelve o'clock, noon, and

WHEREAS, at the time and place named in said advertisement the said Harris A. Gilbert, Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest bid received was that of Ralph and Mary M. Vulcano. who bid One Hundred Four Thousand, Seven Hundred Dollars ($104,700.00),

NOW, THEREFORE, I, Harris A. Gilbert, Trustee, in pursuance of the power and authority contained in said installment deed, and in consideration of the sum of $104,700.00, paid in cash by Ralph and Mary M. Vulcano, the receipt of which is hereby acknowledged, do by these presents, sell, transfer and

convey to Ralph and Mary M. Vulcano, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being a tract of land lying in the 26th Councilmanic District, Davidson County, Tennessee. Said tract being Lot No. 132 and the westerly part of Lot No. 133 on the Plan of O.B. Hayes' Plan of small lots, as of record in Book 1, page 69, Chancery Court at Nashville and more particularly described as follows:
>
> BEGINNING at the south right-of-way of Division Street and the west right-of-way of 18th Avenue South as widened; thence, along said west right-of-way south 05 degrees 25 minutes 14 seconds west 134.96 feet to an iron pin; this being the beginning point for this tract; thence, continuing along the west right-of-way of 18th Avenue South, south 05 degrees 25 minutes 14 seconds west 89.81 feet to an iron pin; thence, leaving said west right-of-way along the south line of this described tract north 85 degrees 06 minutes 46 seconds west 145.00 feet to an iron pin in the east margin of an alley; thence, along said margin north 05 degrees 25 minutes 14 seconds east 75.76 feet to an iron pin in the south right-of-way of Division Street; the northwest corner of this tract; thence, along said south right-of-way north 49 degrees 22 minutes 47 seconds east 60.38 feet to an iron pin; thence,leaving said south right-of-way along the north line of this described tract as follows: south 09 degrees 13 minutes 32 seconds east 30.00 feet to an iron pin; thence south 85 degrees 09 minutes 18 seconds east 95.50 feet to the point of beginning, containing 13,442 square feet (0.31 acres) more or less.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Leon Gilbert, his heirs and assigns, forever.

I make this conveyance in pursuance of the powers and authority vested in me as Trustee, transferring to the said Ralph and Mary M. Vulcano, their heirs and assigns, the benefit of all warranties as made to me in said installment deed, but not further or otherwise. This conveyance is made subject to all restrictions and all unpaid taxes.

IN WITNESS WHEREOF, I have hereunto set my hand at

Nashville, Tennessee, this 17th day of January, 1977.

Harris A. Gilbert, Trustee
HARRIS A. GILBERT, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

FELIX DAVIDSON REGISTER JAN 21 4 PM '77 IDENTIFICATION REFERENCE

D86297

Personally appeared before me, Nancy Edwards, a Notary Public in and for said County and State, the within named Harris A. Gilbert, 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 17th day of January, 1977.

Nancy Edwards
Notary Public

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires:
February 4, 1979

JAN21 77	CONV	90,000.00			
JAN21 77	CONV	14,700.00			
JAN21 77	S'TAX		B*	272.22	
JAN21 77	PR'FEE		B*	.50	
JAN21 77	W'DEED		B*	6.00	* 278.72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration in the above transaction is $104,700.00.

Harris A. Gilbert, Trustee
HARRIS A. GILBERT, Trustee.

Sworn to and subscribed before me this 20th day of January, 1977.

Nancy Edwards
Notary Public

My Commission expires:
2/4/79

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.