PREPARED BY:
MARSHALL CLAY EASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

BOOK 5111 PAGE 628

TRUSTEE'S DEED

Address New Owners as follows:	Send Tax Bills To:	Map-Parcel
Melinda Hulsey	same	MAP 104-16
1700 Beechwood Avenue		PARCEL 208
Nashville, Tn. 37212		FB#

WHEREAS, by Deed of Trust dated January 2, 1973, of record in Book 4709, page 536, Register's Office for Davidson County, Tennessee, Lillard Gant and wife, Sonja Gant conveyed the property herein described to Ray Randolph, TRUSTEE, to secure the payment of an indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness secured by said Deed of Trust and in the performance of the other covenants and agreements contained in said note and Deed of Trust, and William & Lee, Inc. the lawful owner(s) and holder(s) of said indebtedness having declared all the unpaid installments, principal, interest due thereon and costs due and then payable, called upon the undersigned TRUSTEE to exercise the power of sale conferred upon the undersigned TRUSTEE by and in said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I Ray Randolph, TRUSTEE, did give notice as required by law and the terms of the said Deed of Trust of the time and place of sale by publication in the Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for 3 consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 14, 1976, December 21, 1976, and December 28, 1976, respectively, and further did mail or deliver personal notice of the same to the said debtor(s) on December 17, 1976 at his last known address which was at his place of work; and,

WHEREAS, pursuant to said notice, I, Ray Randolph, TRUSTEE, did offer said property for sale at public outcry to the highest and best bidder for cash and in bar of the right of equity of redemption and homestead on Tuesday, the 4th day of January, 1977, at 12:00 o'clock noon, at the front door of the Courthouse in Nashville, County of Davidson, Tennessee ; WHEN AND WHERE, Melinda Hulsey, an unmarried woman by and through her lawful agent, being the highest, best and last bidder became the purchaser.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of ten dollars cash in hand paid the receipt of which is hereby acknowledged, and other good an valuable considerations the receipt and sufficiency of which is hereby acknowledged, and further the assumption of the prior debt hereinafter described, I, RAY RANDOLPH, TRUSTEE, the GRANTOR, do hereby sell, transfer and convey unto MELINDA HULSEY, an unmarried woman, the GRANTEE(S), her heirs and assigns, in bar of equities of redemption, dower, and homestead, the following described real estate in Davidson County, Tennessee, to wit:

BEING the westerly 60.0 feet of Lot No. 169 on the Plan of Belmont Land Company's property, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID prt of Lot No. 169 fronts 60.0 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of an alley, 100.0 feet to the southerly line of Lot No. 168 on said plan.

BEING ALL THE SAME PROPERTY conveyed to Lillard Gant and wife, Sonja Gant by deed from Steven J. Guzy and wife Marlene Guzy of record in Book 4670, page 871, and conveyed to Ray Randolph Trustee, by deed from Lillard Gant and wife, Sonja Gant of record in Book 4709, page 536, both in the Register's Office for Davidson County, Tennessee.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that part of the consideration for this transfer is the Grantee's agreement to assume and pay the unpaid balance on a certain note secured by Deed of Trust of record in Book 4643, page 70, Register's Office for Davidson County, Tennessee, in favor of J. I. Kislak Mortgage Co., in the original principal amount of $15,000.00 dated September 29, 1972, and that the escrow account held by said mortgage company in connection with said deed of trust is hereby transferred to the Grantee.

SUBJECT TO 1977 property taxes which have been prorated and the Grantee does assume the same, and subject to the above mentioned deed of trust.

This is (~~NOT~~ improved property known as: 1700 Beechwood Avenue, Nashville, Tn. 37212

TO HAVE AND TO HOLD the same unto the said GRANTEE(S), her heirs and assigns, forever. I, RAY RANDOLPH, TRUSTEE, do covenant that I have full power and lawful authority to sell and convey the said real estate as herein set out; that the Deed of Trust governing my power and authority recited that the title thereto was clear, free and unencumbered as of its date except as stated ~~therein~~ herein; and I will forever warrant the same against the lawful claims of any and all persons holding by, through, or under me, but I make these covenants and warranties as TRUSTEE and not otherwise; and said property was sold and is hereby conveyed subject to:

1. Any and all unpaid taxes and assessments

2. Restrictions, easements, setback lines and other limitations as may affect the property.

3. Deed of Trust of record in Book 4643, page 70, Register's Office for Davidson County, Tennessee, above referenced and assumed by the Grantee.

3. Such state of facts as an accurate survey of the premises would disclose.

4. Any portion of the premises embraced within the bounds of any roads or highways, streams, creeks or rivers, and the right of flow of the same.

5. A prior mortgage lien of record in Book 4643, page 70 Register's Office for Davidson County, Tennessee, above referenced and assumed by the Grantee.

IN WITNESS WHEREOF, I, RAY RANDOLPH, TRUSTEE, do hereunto set my hand on this 15th day of January, 19 77.

Ray Randolph
TRUSTEE

FEB 2 12 15 PM '77
REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

D 8 7 7 7 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Marbut Glenn Gaston, Jr. a Notary Public in and for the above written County and State, did personally appear the said RAY RANDOLPH, TRUSTEE, withwhom I am personally acquainted and to me known and who to me acknowledged that he executed the within instrument said execution as his free act and deed and for the purposes therein contained.

In witness whereof, I have herunto set my hand and official seal at Nashville, Tennessee on this 15th day of January, 19 77.

My comm. expires: 5-29-77

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater for this transaction and transfer is $ 17,426.65.

Peggy J Mathes
Affiant

Subscribed and sworn to before me this the 15th day of January, 19 77.

My comm expires: 5-29-77

Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FEB-25 CONV 17,426.65
FEB-25 STAX B* 45.24
FEB-25 STFEE B* .50
FEB-25 RDEED B* 6.00 * 51.74