This Instrument Prepared by E. A. Carney, P O Box 2141, Nashville, Tenn. 37214

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP - PARCEL
Murphree-Pratt Land Co.	Same	Map 104-16
504 Ewing Avenue	BOOK 5111 PAGE 642	Parcel 348
Nashville, Tenn. 37203		22W10005

TRUSTEE'S DEED

WHEREAS, by Installment Deed by J. T. Murphree, Thomas H. Pratt, Jr., and Donald W. Pratt, d/b/a Murphree-Pratt Land Company to Elizabeth Von Albanesius, of record in Book 4957, page 130, Register's Office for Davidson County, Tennessee, in which said Installment Deed Elizabeth Von Albanesius joined and conveyed the hereinafter described property to E. A. Carney, Trustee, to secure a promissory note described in said Installment Deed, and

WHEREAS default was made in the payment of said note and the owner and holder of said note instructed the said E. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said E. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the south door of the Courthouse in Nashville, Tennessee on September 20, 1976 at 12:00 noon o'clock; and

WHEREAS, at the time and place named in said advertisement the said E. A. Carney, Trustee, offered the property hereinafter described for sale to the highest bidder and the highest bid received was that of J. T. Murphree, Thomas H. Pratt, Jr., and Donald W. Pratt, d/b/a Murphree-Pratt Land Company, in the sum of $15,500.00, including the balance due on a first mortgage secured by a deed of trust executed by Murphree-Pratt Land Company to R. C. Cutsinger, Trustee, securing Commerce Union Bank, of record in Book 4710, page 670, Register's Office for Davidson County, Tennessee, which said purchasers have herewith assumed.

NOW THEREFORE, I, E. A. Carney, Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the bid, sell, transfer and convey unto the said purchasers, J. T. Murphree, Thomas H. Pratt, Jr., and Donald W. Pratt, d/b/a Murphree-Pratt Land Company, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the easterly half of Lot No. 33 of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Elizabeth Von Albanesius by deed from Murphree-Pratt Land Company, of record in Book 4957, page 130, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said J. T. Murphree, Thomas H. Pratt, Jr., and Donald W. Pratt, d/b/a Murphree-Pratt Land Company, their heirs and assigns. This conveyance is made pursuant to the powers vested in me as Trustee and I assign the benefit of all warranties vested in me by said Installment Deed, but not otherwise. This conveyance is made subject to unpaid taxes, restrictions, covenants of record, easements of record, and the first mortgage of record in Book 4710, page 670, said Register's Office.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, on this 20th day of September 1976.

E. A. Carney, Trustee
TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for the said County and State, the within named E. A. Carney, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September 1976.

James A. Carney
NOTARY PUBLIC

My Commission Expires 2-25-77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,500.00.

J. T. Murphree
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 1977.

Betty [illegible]
NOTARY PUBLIC

My Comm. Expires: 2/27/80

D 8778 1

FEB 2 | 14 PM

FEB-2[illegible] CONV 15,500.00
FEE-2[illegible] TAX
FEE-2[illegible] FEE
FEE-2[illegible] W'DEED

B* 40.30
B* .50
B* 4.00 * 44.80