Send tax bills to:
John Harwell
Baker & Harwell Realty
2517 Lebanon Road
Nashville, Tenn. 37214

BOOK 5111 PAGE 653

Prepared by: John C. McLemore
601 Broadway
Nashville, TN 37203

96-1
98 pw

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 27, 1975 and recorded in Book 4931, Page 121, Register's Office, Davidson County, Tennessee, Thomas (Tom) E. Hailey and wife, Joyce E. (Nelson) Hailey, and William Dillingham, Trustee, conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 16, 1976 and recorded in Book 5069, Page 302, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed John C. McLemore as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested John C. McLemore, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, John C. McLemore Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 21, 28, October 5 and 12, 1976, stating that on October 15, 1976, at the South door of the Courthouse in Nashville, Davidson, County, Tennessee, at 12 o'clock noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes and a prior Deed of Trust of record in Book 4569, Page 682, Register's Office, Davidson County, Tennessee; and

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ [illegible].

Subscribed and sworn to before me, this the 15th day of October 19 76.

Affiant

My commission expires: [illegible] 77

Notary Public

WHEREAS, on said date at the time and place stated in said advertisment, and on said terms, I, John C. McLemore Substitute Trustee, offered said property for sale at public outcry and sold said property to John Harwell and Treba Carter for $ 14,500.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, John C. McLemore Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said John Harwell and Treba Carter (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

TRACT I: Land in Davidson County, Tennessee, being the easterly part of Lot No. 20 on the Map of Bluefields, as of record in Book 843, page 16, Register's Office for said County, described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, dated May 27, 1940, as follows:

Beginning at a point in the northerly margin of Bluefields Avenue 70 feet east of the corner of Lots Nos. 19 and 20; thence northeasterly 193 feet to a point which is 40 feet east of the corner of Lots Nos. 19 and 20; thence easterly 66.7 feet to a point; thence southwesterly 219 feet to a point which is 600.8 feet from Donelson Road, in the northmargin of Bluefields Avenue; thence with the margin of the same easterly 80 feet to the beginning.

Being the same property conveyed to Thomas E. Hailey and wife, Joyce E. Hailey, by deed from David Thomas Whitefield and E. R. Dismukes, Jr., Guardian for Lowell Conrad Whitefield, a minor, acting pursuant to a decree of the County Court for Davidson County, Tennessee in the matter of E. R. Dismukes, Jr. Guardian, etc., Rule No. 39638, of record in Book 2996, page 233, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 15th day of October 19 76.

Substitute Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON.

Personally appeared before me, Dixi Tetley,

a Notary Public in and for said County and State, John C. McLemore,

Substitute 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,

this the 15th day of October, 19 76.

Notary Public

My Commission Expires: 1-2-77

FEB 2 23 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

REFERENCE

D 8 7 8 6

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|---|---|---|---|---|---|---|
| FEB-27 | CONV | 29,000.00 | | | | |
| FEB-27 | S'TAX | | B* | 75.40 | | |
| FEB-27 | PR'FEE | | B* | .50 | | |
| FEB-27 | W'DEED | | B* | 6.00 | * | 81.90 |