This Instrument was prepared by Caesar E. Urrutia, Attorney
325 Stahlman Bldg. Nashville, Tennessee 37201

Address New Owner	Send Tax Statement	Map - Parcel
Emma Northcut 1909 Cephas Street Nashville, Tennessee	Emma Northcut 1909 Cephas Street Nashville, Tennessee37208	81-7-385

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on or as of the 26th day of January, 1977, by and between Caesar E. Urrutia, Substitute Trustee, hereinafter called "First Party," and Emma Northcut, a widow, Wanda Jean Northcut and Ronald Frank Northcut, hereinafter called "Second Party."

W I T N E S S E T H:

WHEREAS, by deed of trust dated August 22, 1974, of record in Book 4849, Page 274, Register's Office for Davidson County, Tennessee, Mary L. Ffrierson conveyed to E.L. Edwards, Jr, Trustee, the hereinafter described real property to secure the payment of the indebtedness therein described, evidenced by a promissory note dated August 22, 1974, in the iriginal principal amount of Nine Thousand One Hundred ($9,100.00) Dollars and No/100; and

WHEREAS, Ceasar E. Urrutia, was appointed as Substitute Trustee, in the place and stead of E.L. Edwards, Jr., said appointment being set forth in Book 5048, Page 274, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the First Party to sell said property, as provided by said deed of trust, First Party did, on Friday, August 27, 1976, by giving twenty days' notice by weekly publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertise said property to be sold on that date, and, pursuant to said advertisement nad notice on said date, during legal hours and at the time set forth in said advertisement, First Party offered said property for sale, together with all improvements thereon, at the door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, free from the equity of redemption, homestead and dower and all other exemptions, as provided in

said deed of trust, and, after receiving only one bid, sold said property to Second Party at the price of Nine Thousand Eight Hundred Twenty Five ($9,825.00 Dollars and No/100, this being the highest, last, only and best bid.

Now, THEREFORE, this deed witnesses: That for and in consideration of the sum of Nine Thousadn Eight Hundred Twenty Five ($9,825.00) Dollars, the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto Second Party, ite successors and assigns, the following described real estate in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 35 on the Map of the Subdivision of Lots, 5 and 6 of the Thomas Woodard Property, as of record in Book 161, Page 174, Register's Office for said County.
Said Lot No. 35 fronts 50 feet on the westerly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.
Being the same property conveyed to Mary L. Frierson, by deed from Charles R. Courtney, et al, of record in Book 4849, Page 272, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the Second Party, its successors and assigns, in fee simple forever, subject, however, to any unpaid taxes.

And First Party, as Substitute Trustee, does hereby transfer, assign and set over unto the Second Party all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is entitled to do as Substitute Trustee, but no further or otherwise.

WITNESS the signature of the First Party as Substitute Trustee, on or as of the 26th day of January, 1977.

SUBSTITUTE TRUSTEE

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, David P. Hamm, a Notary Public in and for said County and State, Caesar E. Urrutia, the within named 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 26th day of January, 1977.

David P. Hamm
NOTARY PUBLIC

My Commission Expires: December 10, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 9825.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Feb. 1977.
Deputy Register

D 88921

IDENTIF. REFERENCE T

FEB 10 12 32 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FEB10 77	CONV	*9,825.00	B*	25.48	
FEB10 77	S'TAX		B*	.50	
FEB10 77	PR'FEE		B*	6.00	* 31.98
FEB10 77	W'DEED				