Burger & Taf Bills
John J. Nanni et al
828 Stokeman Bldg. Nash. Tenn

This instrument prepared by: William B. Bradley, Attorney
P. O. Box 217
Brentwood, Tennessee 37027

91-11
168 pw

TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 12, 1961, of record in Book 3189, page 69, Register's Office for Davidson County, Tennessee, H. E. Shadowens, Sr. and wife, Nola Douglass Shadowens, conveyed to James A. Carney, Trustee, the hereinafter described real estate, to secure the indebtedness therein described; and

WHEREAS, default was made in the terms, conditions and payments provided for in said deed of trust, and the holder of the indebtedness secured by said deed of trust having directed the said Fred Elledge, Jr., Substitute Trustee as recorded in Book 5098, page 841, Register's Office for Davidson County, Tennessee, to sell said property; and

WHEREAS, the said Fred Elledge, Jr., Substitute Trustee, pursuant to the power and authority vested in him by the deed of trust and instrument aforesaid, did advertise the property described in said deed of trust for sale in the manner therein provided, once each week for three consecutive weeks, the first of said publications having been made more than 20 days before the date of sale, notifying all whom it might concern that the said property would be sold on the 16th day of February, 1977, at 12:10 P.M., at the front door of the Court House in Nashville, Davidson County, Tennessee, to the highest bidder for cash; and

WHEREAS, the said Fred Elledge, Jr., Substitute Trustee, on the day and year, and at the time and place, and on the terms aforesaid, and as provided in said trust instrument, did offer said property for sale at public sale, and John J. Nanni and wife, Marcella D. Nanni and John R. Nanni, single, being the highest and best bidders therefore, became the purchasers thereof at and for the sum of $2,400.00, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, I,

Fred Elledge, Jr., Substitute Trustee, by these presents do grant, bargain, sell and convey unto the said John J. Nanni and wife, Marcella D. Nanni and John R. Nanni, single, their successors and assigns, the following described real estate located in Davidson County and more particularly described as follows:

> A house and lot situated and lying at 4812 Illinois Avenue in Nashville, Tennessee, being Lot No. 723 and the west 8 feet of Lot No. 721 of Block 105, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.
>
> Said Lot and part of Lot front 43 feet on the north side of Illinois Avenue, and extend back between parallel lines, northwardly with the east margin of 49th Avenue (formerly Eighth Street) 150 feet to an alley.
>
> Being the same property conveyed to H. E. Shadowens, Sr., and wife, Nola Douglass Shadowens, by deed from D. E. Mallernee, Jr., and wife, Mary Long Mallernee, as of record in Book , page , Register's Office for Davidson County, Tennessee.

together with all rights, privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD the premises hereby conveyed, together with all of the rights, privileges and appurtenances thereunto belonging unto the said John J. Nanni and wife, Marcella D. Nanni and John R. Nanni, single, their successors and assigns, forever.

And, I, Fred Elledge, Jr., Substitute Trustee, do hereby transfer, assign and set over unto the said John J. Nanni and wife, Marcella D. Nanni and John R. Nanni, single, all the covenants and warranties contained in the aforesaid deed of trust, and to hereby warrant the title as full as I am authorized to do so, as Substitute Trustee, but not further or otherwise.

This conveyance is made subject to all unpaid taxes.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 23 day of February, 1977.

Fred E Elledge

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret C. Lauderdale, a Notary Public in and for said County and State, the within named Fred Elledge, Jr., 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, Tennessee, this the 23 day of February, 1977.

NOTARY PUBLIC • MARGARET C. LAUDERDALE • STATE OF TENNESSEE • NOTARY PUBLIC AT LARGE

Margaret C. Lauderdale
NOTARY PUBLIC

My Commission Expires: 2-7-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$2,400.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Feb 1977
Deputy Register

FEB24 77	CONV	*2,400.00			
FEB24 77	S'TAX		B*	6.24	
FEB24 77	PR'FEE		B*	.50	
FEB24 77	W'DEED		B*	6.00	* 12.74

D90696

IDENTIF. REFERENCE

FEB 24 10 25 AM '77

FEE ... DAVIDSON COUNTY, TENN. REGISTER