96-09-99

BOOK 5122 PAGE 896

State of Tennessee
Davidson County
The actual consideration or value whichever is greater for this transfer is $4,000.00.

M. L. Randall
Affiant

Subscribed and sworn to before me this 9th day of March, 1977.

Notary Public
My commission expires: [illegible]

Address of New Owner:
Ms. Dixie Treadway
3635 Knollwood Drive
Nashville, Tennessee

Send Tax Bills:
Same as New Owner

Map_____
Par _____

TRUSTEE'S DEED

This instrument made and entered into on this 9th day of March, 1977 by and between M. L. Randall Trustee, party of the first part and Dixie Treadway, party of the second part.

Whereas by deed of trust dated April 30, 1976 of record in Book 5070, page 602 in the Register's Office for Davidson County, Tennessee John J. Eylward conveyed to the first party, as Trustee, the hereinafter described real estate, to secure the payment of a note, 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 trust deed, the first party did by three publications in the Nashville Record advertise said property to be sold on March 9, 1977, during legal hours, the first party offered said property for sale at the south door of the Courthouse in Nashville, Davidson County, Tennessee, and for the highest bid, sold said property to Dixie Treadway at the price of $4,000.00, this being the highest, last and best bid.

Now therefore, this deed witnesseth: That for and in consideration of the sum of $4,000.00 cash in hand paid, the receipt of which is hereby acknowledged, the first party has this day sold and does hereby sell, transfer and convey unto the second party, her heirs and assigns, the following described real estate, to wit:

Land in Davidson County, Tennessee being Lot No. 15 on the Plan of Perry Heights of record in Book 2900, page 18 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 70 feet on the north side of McKeige Drive and runs back 186.2 feet on the east line and 180.4 feet on the west line to a dead line in the rear on which it measures 69.7 feet.

Being the same property conveyed to John J. Eylward and wife, Willie Green Eylward by deed of record in Book 2998, page 427, Register's Office for said County andWillie Green Eylward conveyed her interest in said property to John J. Eylward by deed of record in Book 5021, page 615, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, her heirs and assigns in fee simple forever, and in bar of the equity of redemption, homestead and dower and all other exemptions and rights of every kind.

And the first party as 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 authorized to do as Trustee, but not further or otherwise.

Witness the signature of the first party on this the day and date first above written.

M. L. Randall
M. L. RANDALL TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 1977.

Deputy Register

State of Tennessee
Davidson County

Personally appeared before me, the undersigned authority for the above County and State the within named M. L. Randall 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 9th day of March, 1977.

Notary Public
Commission expires Nov 9, 1979

The instrument prepared by:
Carole Chitwood Attorney
914 Stahlman Bldg.
Nashville, Tenn. 37201

D 9 2 9 3 2

IDENTIF. REFERENCE

MAR 10 12 21 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAR 10 77	CONV	$23,000.00			
MAR 10 77	S'TAX		B*	59.80	
MAR 10 77	PR'FEE		B*	.50	
MAR 10 77	W'DEED		B*	4.00	* 64.30

TRUSTEES DEED

M. L. RANDALL TRUSTEE

TO

DIXIE TREADWAY