Rec Fee $7.50 LEON GILBERT ← MAIL RECD TO

PREPARED BY: 7th FLOOR THIRD NAT'L BK. BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 5125 PAGE 240

20 W 13375
82-3-53

NEW OWNER:
Leon Gilbert Etal
7th Floor - 3rd Nat'l Bk Bldg
Nashville Tenn 37219

SEND TAX BILLS SAME.

JOHN NANNI, TRUSTEE,
TO/ D E E D
Jack J. Cohen & wife
Bessie D. Cohen &
Leon Gilbert

Whereas, by installment deed of record in Book 5061, page 240, R. O. D. C., Tenn., Jack J. Cohen and wife, Bessie D. Cohen, Leon Gilbert and Roy S. Jones, conveyed the hereinafter described property to Michael Wayne McNeese, and wife, Terri L. McNeese, and

Whereas, the said conveyees joined in said installment deed and conveyed said property to the undersigned John Nanni, Trustee, with power to act in accordance with the terms and conditions of said installment deed, and

Whereas, default was made in the payment of the note secured in said installment deed, and the owner and holder of said note instructed the said John Nanni, Trustee, to institute proceedings as provided in said installment deed, and

Whereas, the said John Nanni, Trustee, did advertise in accordance with the provisions of said installment deed to sell said property at the south door of the courthouse at Nashville, Tennessee, on Wednesday, March 16th, 1977, at twelve o'clock, noon, and

Whereas, at the time and place as named in said advertisement the said John Nanni, Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest and best bid received was that of Jack J. Cohen & wife Bessie D Cohen & Leon Gilbert who bid $ 5100.00

NOW, THEREFORE, I, John Nanni, Trustee, in pursuance of the power and authority contained in said installment deed, and in consideration of the sum of $ 5100.00 paid in cash by Jack J. Cohen & wife Bessie D. Cohen & Leon Gilbert, the receipt of which is hereby acknowledged, do by these presents sell, transfer and convey to Jack J. Cohen & wife, Bessie D. Cohen & Leon Gilbert, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 90 in Sharpe and Horn's 2nd Addition to Northeast Nashville, being a subdivision of part of Lindsley property, a plan of which subdivision is of record in Book 161, page 53, R. O. D. C., Tennessee.

Said Lot No. 90 fronts seventy feet on the easterly side of Joseph Street, and runs back between parallel lines, with the southerly margin of Childers Avenue, one hundred forty-five feet to an alley.

Being the same property conveyed to Michael Wayne McNeese and wife, Terri L. McNeese, by deed from Jack J.Cohen and wife, Bessie D. Cohen, Leon Gilbert and Roy S. Jones, of record in Book 5061, page 296, R. O. D. C., Tenn., to which reference is here made.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Jack J. Cohen & wife Bessie D. Cohen & Leon Gilbert, their heirs and assigns, forever.

I make this conveyance in pursuance of the powers and authority vested in me as Trustee, transferring to the said Jack J. Cohen & wife, Bessie D. Cohen & Leon Gilbert, their heirs and assigns, the benefit of all warranties as made to me in said installment deed, but not further or otherwise. This conveyance is made subject to all restrictions and all unpaid taxes.

IN WITNESS OF THE FOREGOING I have hereunto set my hand at Nashville, Tennessee, this 16th day of March, 1977.

John Nanni
JOHN NANNI, TRUSTEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named John Nanni, 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 at Nashville, Tennessee, this 16th day of March, 1977.

Sarah [illegible]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-11-80

The actual Consideration or True Value for this transfer is $5100.00

RECORDER'S MEMO: Legibility of Writing, Typing or Printing on This Document Unsatisfactory When Received.

March 16-77 Jack J Cohen
Leon Gilbert

D94091

IDENTIF. REFERENCE

MAR 17 9 36 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5125 PAGE 241

$5,100.00 CONV

B# 13.26
B# .50
S# 4.00

MB177
MB177STAX
MB177FRYEE
MB177 WDEED

* 17.76