This instrument prepared by:
Earl J. Porter, Jr., Atty. (cd)
214 Third Avenue, North
Nashville, Tennessee 37201

TRUSTEE'S DEED

BOOK 5127 PAGE 590

Address New Owner:
Evans Seay and wife Albertia Seay
etal. Jossie Seay and Robert Brown
71 Maury Street
Nashville, Tennessee 37210

Send Tax Statement to:

Map-Parcel Number:
82-12
204

WHEREAS, by a Deed of Trust dated March 22, 1972, and recorded in Book 4587, page 684, Register's Office, Davidson County, Tennessee, Amos Jackson and wife Eva Jackson, conveyed to Billy C. Donnell, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; 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 Billy C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Billy C. Donnell, Trustee, did give twenty days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications in THE NASHVILLE RECORD, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of March 1, 8, 15, 1977, stating that on March 23, 1977, at the South Door of the Court House 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 exceptions which are expressly waived in said Deed of Trust; but subject to any and all unpaid taxes, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Billy C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to Evans Seay and wife Albertia Seay etal. Jossie Seay and Robert Brown, for SIX THOUSAND AND NO/100 DOLLARS ($6,000.00), 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, Billy C. Donnell, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto said Evans Seay and wife Albertia Seay etal. Jossie Seay and Robert Brown, their heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the East 100 feet of Lot No. 52 on the Map of Neill S. Brown Addition to East Nashville, as of record in book 57, page 50, Register's Office for said County.

Said part of said Lot fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Amos Jackson and wife, Eva Jackson by deed from Margaret M. Crowder Freeman, of record in Book 4451, page 988, Register's Office for Davidson County, Tennessee.

This property is improved and known as: 122-McFerrin Avenue, Nashville, Tenn. 37206

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Evans Seay and wife Albertia Seay etal. Jossie Seay and Robert Brown, their heirs and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer and assign unto the said Evans Seay and wife Albertia Seay etal. Jossie Seay and Robert Brown, all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can, or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 23rd day of March, 1977.

Billy C. Donnell
Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Wilbur L. Jackson a Notary Public in and for said County and State, the within named Billy C. Donnell, 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 office in said County and State, this the 23rd day of March, 1977.

Wilbur L. Jackson
Notary Public

My commission expires: 2-15-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

Evans Seay.
(Affiant)

Subscribed and sworn to before me, this the 24 day of Mar., 1977.

R. Coy
Notary Public Dep. Reg.

~~My commission expires:~~ _____

D 9 5 3 1 4

IDENTIF. REFERENCE

MAR 24 2 07 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAR24'77	CONV	*6,000.00			
MAR24'77	S'TAX		B*	15.60	
MAR24'77	PR'FEE		B*	.50	
MAR24'77	W'DEED		B*	4.00	* 20.10