Rec $ 40

mail to
Jack J Cohen
Stahlman Bldg
Nashville Tenn 37201

Jack J Cohen
Stahlman Bldg
Nashville Tenn 37201

send Taxes - Same

Map 81-11
Pcl 52.2

TRUSTEE'S DEED

BOOK 5137 PAGE 351

This indenture made and entered into on this 7th day of April, 1977 by and between Morris Levine, Trustee, of Nashville, Davidson County, Tennessee, Party of the First Part, and JACK J. COHEN and wife, BESSIE D. COHEN of Nashville, Tennessee, Party of the Second Part,

W I T N E S S E T H

WHEREAS, by Installment Deed dated June 28, 1973 and recorded in Book 4736, page 750, Register's Office for Davidson County, Tennessee, Roy S. Jones and wife, Cynthia Lynn Jones, conveyed to Warren E. Dean, III and Michael Taylor and they in turn conveyed to Morris Levine, Trustee, the hereinafter described property to secure the payment of an indebtedness to Jack J. Cohen and wife, Bessie D. Cohen, described in said Installment Deed; and

WHEREAS, default was made in the payment of said indebtedness and the holders of said indebtedness, Jack J. Cohen and wife, Bessie D. Cohen, have directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of this foreclosure in accordance with the terms and provisions of said note, the basis of said indebtedness, and said Installment Deed; and

WHEREAS, did aftersie said property for sale in accordance with the terms of said note and the trust agreement of said Installment Deed, notice of the time and place of sale being published in the Nashville Record on March 19th, 22nd and 29th, 1977; and

WHEREAS, pursuant to said notice First Party did offer said property for sale at the South door of the Court House in Nashville, Davidson County, Tennessee on April 7, 1977 at 12 o'clock noon and, JACK J. COHEN and wife, BESSIE D. COHEN, being the highest and best bidder, became the purchaser of said property at and for the sum of $ 1500.00 and said sum having been paid or credited to said note, the receipt of which is acknowledged.

Now, therefore, for and in consideration of the premises, Party of First Part has this day bargained and sold and does hereby transfer and convey unto Party of the Second Part the following described real estate in Davidson County, Tennessee, to-wit:

> Being the northerly one-half of Lot 125 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.
>
> Said part of Lot No. 125 fronts 50 feet on the easterly side of 12th Avenue, North and runs back between parallel lines 154 feet to an alley.

To have and to hold said property the Party of the Second Part, JACK J. COHEN and wife, BESSIE D. COHEN, forever and in bar of redemption, homestead and dower but subject to any validly lien ad valorem taxes or any prior liens of record.

And I, Morris Levine, Trustee, do further convenant and bind myself, my successors and representatives to warrant and defend the title to said property only as to such title coming through me as such Trustee to the Party of the Second Part, JACK J. COHEN and wife, BESSIE D. COHEN, against the lawful claims of all persons whomsoever.

Morris Levine, Trustee

MORRIS LEVINE, TRUSTEE

This instrument was prepared by J. B. Watson, Jr., Attorney, 3805 Gallatin Road, Nashville, Tennessee 37216

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, SARAH HORNER, a Notary Public in and for the said County and State, the within named Morris Levine, 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 Nashville, Tennessee, this 7th day of April, 1977.

Sarah Horner
NOTARY PUBLIC

My commission expires: 2-11-80

SARAH HORNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FILED APR 19 8 28 AM '77
REGISTER DAVIDSON COUNTY, TENN.

INSTRUMENT REFERENCE

D 9 9 3 2 5

Apr 18-1977

State of Tenn
County of Davidson

The actual consideration, or value, whichever is greater for this transfer is $1500.00

Jack Cohen

4-18-77 - attest: W.W. Williams - Chg. Reg

APR 19	CONV	*1,500.00			
APR 19	S'TAX		6*	3.90	
APR 19	FR'TEE		6*	.50	
APR 19	MBEED		6*	4.00	* 8.40