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

TRUSTEE'S DEED

BOOK 5139 PAGE 576

Address New Owner:	Send Tax Statement to:	Map-Parcel Number:
Clara W. Donnell 5215-Franklin Road Nashville, Tennessee 37220	L. A. Newman & Co. Inc., 107-3rd Avenue North Nashville, Tennessee 37201	MAP 81-3 P/PAR 202 M.P

WHEREAS, by a Deed of Trust dated June 14, 1976, and recorded in Book 5037, page 471, Register's Office, Davidson County, Tennessee, Maggie Ledbetter (a widow), conveyed to Earl J. Porter, Jr., Trustee, the hereinafter described property to secure 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 Earl J. Porter, Jr., Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, Earl J. Porter, Jr., Trustee was unable to act, L. A. Newman & Co. Inc., the owner and holder of said note having exercised its authority under the above Deed of Trust and having appointed Billy C. Donnell as substitute Trustee by an instrument of record in Book 5127, page 586, Register's Office, Davidson County, Tennessee, 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 31, April 7, and April 14, 1977, stating that on April 22, 1977, at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12:15 O'clock, P. M., 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 also subject to a first mortgage lien of record in Book 4694, page 623, Register's Office, Davidson County, Tennessee, 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 Clara W. Donnell for ONE THOUSAND AND 00/100 DOLLARS ($1,000.00), 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 Clara W. Donnell, her 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 Lot 30 on the Plan of C. E. Raymond's Subdivision of Lot 22 of James C. Owen's Buena Vista Addition, as of record in Book 57, page 63, Register's Office for said County.

Said Lot 30 fronts 50 feet on the westerly side of 12th Avenue, North, formerly Sangster Street, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Maggie Ledbetter by Deed from Willie Council of Record in book 3997, page 903, Register's Office for Davidson County Tennessee.

This property is improved and known as 2107-12th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Clara W. Donnell, her heirs and assigns forever, but subject to any and all unpaid taxes, and a first mortgage lien of record in Book 4694, page 623, Register's Office for Davidson County, Tennessee,

And I do further transfer and assign unto the said Clara W. Donnell, 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 22nd day of April, 1977.

Billy C. Donnell Trustee

Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], 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 22nd day of April, 1977.

[illegible]
Notary Public

My commission expires: 4/25/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7500.00.

Billy C. Donnell
(Affiant)

Subscribed and sworn to before me, this the 25 day of April, 1977.

[illegible]
Notary Public

My commission expires: 4/28/80

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IDENTIF. REFERENCE

APR 25 2 21 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR 25 77	CONV	*7,500.00			
APR 25 77	S'TAX		B*	19.50	
APR 25 77	PR'FEE		B*	.50	
APR 25 77	M'DEED		B*	4.00	* 24.00