FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,693.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF April, 1977.

Evelyn Strasser
Notary Public

MY COMMISSION EXPIRES: Feb. 15, 1981

(AFFIX SEAL)

BOOK 5139 PAGE 952

THIS INSTRUMENT WAS PREPARED BY
Ward DeWitt, Jr., 26th Fl., Life & Casualty Twr., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. L. Bainbridge Co. (NAME)	W. L. Bainbridge Company (NAME)	
119 Union Street (STREET ADDRESS OR ROUTE NUMBER)	119 Union Street (STREET ADDRESS)	81-7
Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Pc 174

TRUSTEE'S DEED

WHEREAS, Charles Thomas Edmiston and wife, Margaret E. Edmiston, executed a certain installment deed, recorded in Book 4489, page 318, Register's Office for Davidson County, Tennessee, by which they conveyed title to the property herein described to Ward DeWitt, Jr., Trustee, to secure the payment of a certain note and interest thereon; and

WHEREAS, default was made in the payment of said note and interest, and the entire indebtedness having been declared due and payable, said property was duly advertised for sale by the said Ward DeWitt, Jr., Trustee, in accordance with the provisions of said installment deed, and on Friday, April 15, 1977, at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid in and purchased by W. L. Bainbridge Company for $3,693.34, that being the highest and best bid; and

WHEREAS, the purchaser at said sale was the owner and holder of the indebtedness secured by said installment deed, which indebtedness was credited with the amount of said bid;

NOW THEREFORE, in consideration of the premises, and in consideration of One ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, I, Ward DeWitt, Jr., Trustee, by virtue of the power and authority vested in me by said installment deed, have bargained and sold and do by these presents transfer and convey unto W. L. Bainbridge Company, its successors and assigns, the following property in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of George Shields Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said county. Said Lot No. 40 fronts 50 feet on the northerly side of St. Louis Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles Thomas Edmiston and wife, Margaret E. Edmiston, by deed from W. L. Bainbridge Company of record in Book 4489, page 318, said Register's Office.

TO HAVE AND TO HOLD said tract of land to the said W. L. Bainbridge Company, its successors and assigns, forever.

I covenant with said grantee that I am lawfully seized and possessed of said land as Trustee, and have a good right to convey it as such. And I do further covenant and bind myself, my successors and representatives, that I will warrant and forever defend the title to said property to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by or through me.

This conveyance is made subject to any and all unpaid taxes.

This deed is executed by the said Ward DeWitt, Jr., as Trustee only, and not further or otherwise.

Executed at Nashville, Tennessee, this 20th day of April, 1977.

E00545

IDENTIF. REFERENCE

APR 26 10 42 AM '77 REGISTER DAVIDSON COUNTY, TENN.

Ward DeWitt, Jr., Trustee

APR26 CONV *3,700.00

STATE OF TENNESSEE S'TAX B* 9.62

PRFEE B* .50

COUNTY OF DAVIDSON W'DEED B* 4.00 * 14.12

Personally appeared before me, Teresa Nowak, a Notary Public in and for said County and State, the within named Ward DeWitt, Jr., 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 20th day of April, 1977.

Teresa Nowak
Notary Public

TERESA NOWAK ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires:

8-13-78