SEND TAX BILLS
Berger
I. B. ROSENBLUM
6927 HIGHLAND PARK DR.
NASHVILLE, TN 37205

BOOK 5142 PAGE 559

91-12
2.00
PW

SUCCESSOR TRUSTEE'S DEED

WHEREAS, IRVIN WOLF and wife, MARY K. WOLF by Deed of Trust dated November 28, 1973 transferred and conveyed unto John B. Hardcastle, Trustee certain property described therein, said Deed of Trust being of record in Book 4769, page 930 Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust by its terms secures the payment of all indebtednesses owed to Nashville City Bank And Trust Co. of Nashville, Davidson County, Tennessee, by IRVIN WOLF, MARY K. WOLF, IRVIN WOLF REALTY COMPANY, METRO INSURANCE COMPANY, A & W MASONRY, INC., or MODERN ASSOCIATES, INC., now in existence or hereafter arising; and

WHEREAS, pursuant to the power granted under the Deed of Trust John B. Hardcastle was removed as Trustee and the undersigned DAVIS H. CARR was appointed Successor Trustee by an instrument of record in Book 5122, page 541, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtednesses secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtednesses has called upon the undersigned as Successor Trustee to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the Courthouse door of the Davidson County Courthouse in Nashville, Tennessee, pursuant to the terms of said Deed of Trust, at 12 o'clock noon, April 28, 1977, when and where I. R. ROSENBLUM became the last and highest bidder at the price of THREE THOUSAND DOLLARS ($3,000.00). Said bid being subject to any and all unpaid taxes and all prior encumbrances of record, including, but not limited to, a Deed of Trust of record in Book 5002, page 801, Register's Office for said County.

NOW, THEREFORE, I, DAVIS H. CARR, Successor Trustee in consideration of the premises and of the sum of THREE THOUSAND DOLLARS

($3,000.00) cash to me in hand paid, the receipt of which is hereby acknowledged, by these presents do hereby transfer and convey unto the said I.R. ROSENBLUM, his heirs and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot 15 on the Plan of Tariff Reform Addition as of record in Book 161, page 32, Register's Office for said County,

BEING the same property conveyed to Irvin Wolf and wife, Mary K. Wolf, by Warranty Deed from Albert J. Del Fevers, et ux, as of record in Book 3942, page 172, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said I.R. ROSENBLUM, his heirs and assigns in as full and complete manner as the undersigned, in his capacity as Successor Trustee, has the power to convey the same.

THE UNDERSIGNED, DAVIS H. CARR, Successor Trustee, warrants the title to the said property to the said I. R. ROSENBLUM his heirs and assigns against the lawful claims of all persons claiming by, through or under him. Said property is sold however subject to any and all unpaid taxes, and any and all prior encumbrances of record, which include, but are not limited to, a Deed of Trust of record in Book 5002, page 801, Register's Office for said County.

IN WITNESS WHEREOF, the undersigned, DAVIS H. CARR, Successor Trustee has set his hand on this 28th day of April, 1977.

prepared by
Davis H. Carr, Atty
First American Center
Nashville, Tenn.

DAVIS H. CARR, Successor Trustee

STATE OF TENNESSEE *
*
COUNTY OF DAVIDSON *

Personally appeared before me, Joyce V. Smith, a Notary Public in and for said County and State, the within named DAVIS H. CARR, Successor 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 28th day of April, 1977.

Joyce V. Smith
Notary Public
My Commission Expires: 1-6-78

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. B. Rosenbalm
Affiant

Subscribed and sworn to before me this the 28th day of April, 1977.

Hattie W. Horton
Notary Public
My Commission Expires: 1-28-80

201820

IDENTIF. REFERENCE

FILED MAY 2 2 03 PM '77
REGISTER DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| MAY-27 | CONV | 25,000.00 | | | |
| MAY-27 | S'TAX | | B* | 65.00 | |
| MAY-27 | PR'FEE | | B* | .50 | |
| MAY-27 | W'DEED | | B* | 6.00 | * 71.50 |