send tax bills to:
Nashville City Bank and Trust Co.
attention: Harvey Kirkpatrick
315 Union St.
Nashville, TN. 37238

Buyer's address:
Nashville City Bank & Trust
315 Union St.
Nashville, TN 37238

prepared by:
HENRY P. DOGGRELL, Attorney
21st Floor 1st American Center
Nashville, Tenn. 37238

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289pw

SUCCESSOR TRUSTEE'S DEED

BOOK 5143 PAGE 154

WHEREAS, IRVIN 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 933, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust by its terms, secures the payment of all indebtednesses owed to the 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 539, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtednesses secured by said Deed of Trust have 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 the 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 NASHVILLE CITY BANK AND TRUST CO. became the last and highest bidder at the price of SIXTY THOUSAND DOLLARS ($60,000.00). 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 3869, page 490,

Register's Office for said County, and a certain conveyance to the State of Tennessee of record in Book 3937, page 447, Register's Office for said County.

NOW, THEREFORE, I, DAVIS H. CARR, Successor Trustee in consideration of the premises and of the sum of SIXTY THOUSAND DOLLARS ($60,000.00) cash to me in hand paid, receipt of which is hereby acknowledged, by these presents do hereby transfer and convey unto the said NASHVILLE CITY BANK AND TRUST CO., its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lots 18 and 19 on the Map of the Subdivision of Lot 2, Clifton Place, of record in Book 161, page 32, Register's Office for said County.
>
> SAID Lots adjoin and front together 100 feet on the north side of Alabama Avenue and extend back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to IRVIN WOLF by Deed from Porter Hardison, et al, of record in Book 3823, page 679, Register's Office for said County.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said NASHVILLE CITY BANK AND TRUST CO., its successors 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 NASHVILLE CITY BANK AND TRUST CO., its successors 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 3869, page 490, Register's Office for said County, and a certain conveyance to the State of Tennessee of record in Book 3937, page 447, Register's Office for said County.

IN WITNESS WHEREOF, the undersigned, DAVIS H. CARR, Successor Trustee, has set his hand on this 26th day of April, 1977.

DAVIS H. CARR, Successor Trustee

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IDENTIF. REFERENCE

MAY 3 4 18 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE *
*
COUNTY OF DAVIDSON *

Personally appeared before me, Jayne Smithson, 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 28 day of April, 1977.

Jayne A. Smithson
Notary Public
My Commission Expires: 11/16/82

V. SMITHSON * NOTARY PUBLIC * DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of April, 1977.

Notary Public
My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAY-3	CONV	60,000.00			
MAY-3	S'TAX		S*	156.00	
MAY-3	PR'FEE		S*	.50	
MAY-3	W'DEED		S*	6.00	* 162.50