Boyce + Jut Bills
James C. Tippens
Nash Bank + Trust Bldg
Nash. Tenn 37201

mail

This instrument prepared by:
Graham B. Boyce, Attorney
515 Stahlman Building
Nashville, Tennessee 37201

13D A 153
MAP 71-9 PAR 104

TRUSTEE'S DEED BOOK 5150 PAGE 682

This deed made and entered into this 20th day of May, 1977, by and between GRAHAM B. BOYCE, Trustee, Party of the First Part, and James C. Tippens, Party of the Second Part,

W I T N E S S E T H:

WHEREAS, by deed of trust dated April 12, 1974, of record in Book 4807, page 5, Register's Office for Davidson County, Tennessee, Ercie Lee Cheatham, a widow, conveyed the property described therein to Graham B. Boyce, Trustee, to secure the payment of note in the principal sum of Three Thousand Seven Hundred Fifty and no/100 ($3,750.00) Dollars; and

WHEREAS, default having been made in the payment of said note and the holder thereof having directed the First Party, as Trustee, to sell said property as provided by said deed of trust, the First Party did on the 5th day of May, 1977, and by two weekly notices thereafter, advertise in a newspaper of general circulation in Davidson County, Tennessee, being the NASHVILLE RECORD, said property to be sold on the 20th day of May, 1977, and pursuant to said notice, on that day at the hour of 12 o'clock noon, the First Party did offer said property for sale at the south door of the Courthouse of Davidson County, Tennessee, and sold said property to James C. Tippens at a price of Three Thousand Seven Hundred Three and 04/100 ($3,703.04) Dollars, this being the highest, last and best bid, said sale being subject to any and all unpaid taxes.

NOW, THEREFORE, the First Party has this day bargained and sold and does hereby sell, transfer and convey unto the Second Party, his heirs and assigns, the real estate located in Davidson County, Tennessee and more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 3,703.04
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 1977.
Deputy Register

Being Lot No. 164 on the Plan of E. C. Scruggs Subdivision of Booklyn Heights of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 40 feet on the southerly side of Brooks Avenue now Seminary St., runs back southerly between parallel lines 140 feet to an alley.

Being the same property conveyed to Zack Cheatham and wife, Ercie Lee Cheatham, by deed from Robert Armstrong of record in Book 2648, page 515, said Register's Office. The said Zack Cheatham having since died.

TO HAVE AND TO HOLD, the same together with all improvements thereon, to the Party of the Second Part, his heirs and assigns, in fee simple forever, and in bar of all rights of equity of redemption.

The First Party, as Trustee, does hereby transfer, assign and set over to the Second Party all of the covenants and warranties contained in the deed of trust referred to above and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

Witness the signature of the First Party on this the day and date first above written.

Graham B Boyce Trustee
GRAHAM B. BOYCE, Trustee

E 05284

IDENTIFICATION REFERENCE
MAY 24 11 08 AM '77
FELIX E. ALSOBROOK REGISTER DAVIDSON COUNTY, TENN.

MAY24-77 CONV *3,703.0
MAY24-77 TAX B* 9.62
MAY24-77 FEE B* .50
MAY24-77 RECORDED B* 4.00 * 14.12

STATE OF TENNESSEE,
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named, GRAHAM B. BOYCE, 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 the 20th day of May, 1977.

Leo H. Cate
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 19, 1978