MAIL
RECORDED INSTRUMENT
To: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

This Instrument Was Prepared By:

JOHN G. DOAK, ATTORNEY
2525 Lebanon Rd.
Nashville, Tennessee 37214

BOOK 5151 PAGE 67

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elaine Boyd Nelms	SAME	
2207 June Drive		82-7
Nashville, Tenn. 37214		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,305.38.

Marie B. Cummings
Affiant

Subscribed and sworn to before me, this the 1st day of April 1977.

John R. Thrasher
Notary Public

My Commission Expires: 3-1-1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The address of the property is 619 North 2nd Street, Nashville, Tenn. 37207

TRUSTEE'S DEED

This indenture, made and entered into this the 1st day of April 19 77, by and between John G. Doak, Trustee, First Party and Elaine Boyd Nelms, Second Party

WITNESSETH

WHEREAS, on the 16th day of January, 1976, Ulyess Williamson and wife, Nannie L. Williamson executed an installment deed conveying the herein described property to John G. Doak, Trustee to secure an installment deed note simultaneously executed therewith; and,

WHEREAS, default was made in the payment of said installment deed note; and,

WHEREAS, the owner and holder of said installment deed note, directed the First Party to advertise and sell the said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provision of said installment deed; and,

WHEREAS, the First Party did advertise said property for sale in accordance with the terms of said installment deed; notices of the time, place and terms of said sale having been published in The Nashville Record on Tuesday, March 8, 1977, Tuesday March 15, 1977, and Tuesday March 22, 1977; and,

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the South door of the Davidson County Courthouse in Nashville, Tennessee, on Friday the 1st day of April, 1977, at 12:00 Noon; and,

WHEREAS, Elaine Boyd Nelms, Second Party, was the highest and best bidder and became the purchaser of said property for a bid of $8,305.38 and subject to the other terms of said sale and said bid having been the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, John G. Doak, Trustee, has this day bargained and sold, and does hereby transfer and convey unto Elaine Boyd Nelms, the following described real property in Nashville, Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being a lot or parcel of land in the 20th Ward of the City of Nashville, formerly the 17th Civil District of

Davidson County, Tennessee, more particularly bounded and described as follows:

BEGINNING at a point on the east margin of North Second Street in East Nashville 46-2/7 feet south of the southeast corner of said North Second Street and Josephine Avenue or Street; thence with the east margin of North Second Street, South 46-2/7 feet to a point; thence at right angles to said street easterly 150 feet to an alley; thence with said alley 46-2/7 feet to a point which 46-2/7 feet southerly from Josephine Street; thence at right angles to said alley 150 feet westerly to the point of beginning.

BEING the same property conveyed to Ulyess Williamson and wife, Nannie L. Williamson by deed from Elaine Boyd Nelms of record in Book 4989, page 628, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property unto Elaine Boyd Nelms, her heirs, successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

AND I, John G. Doak, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Elaine Boyd Nelms, her heirs, successors and assigns, against the lawful claim of all persons holding by, through, or under me as such Trustee.

IN WITNESS WHEREOF, the undersigned, John G. Doak, Trustee, has hereunto set his hand this 1st day of April, 1977, as such Trustee but no further or otherwise.

E0 6465 T IDENT. REFERENCE MAY 25 8 56 AM '77 FEE REGISTER DAVIDSON COUNTY, TENN.

John G. Doak
JOHN G. DOAK, TRUSTEE
FIRST PARTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named John G. Doak, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he, being so authorized to do, executed the within instrument as Trustee, for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this the 1st day of April, 1977.

John R. Wade
NOTARY PUBLIC

JOHN R. WADE NOTARY PUBLIC DAVIDSON COUNTY TENN.

MY COMMISSION EXPIRES: 3-1-1980

MAY25'77	CONV	*8,305.39			
MAY25'77	S'TAX		B*	21.58	
MAY25'77	PR'FEE		B*	.50	
MAY25'77	M'DEED		B*	4.00	* 26.08