BOOK 5154 PAGE 651

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$4034.16
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3rd DAY OF June 1977
Deputy Register

Mail

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

6DA2920
MAP 81-3 PAR 138

TRUSTEE'S DEED

This deed made and entered into this 27th day of May, 1977, by and between GRAHAM B. BOYCE, Substitute Trustee, under an appointment of record in Book 5141, page 781, Register's Office for Davidson County, Tennessee, 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 December 9, 1974, of record in Book 4875, page 248, Register's Office for Davidson County, Tennessee, Corrine Easley, unmarried, conveyed the property described therein to Glendon M. Fisher, Jr., Trustee, to secure the payment of note in the principal sum of Three Thousand Eight Hundred and no/100 ($3,800.00) Dollars; and

WHEREAS, default having been made in the payment of said note and the holder thereof having directed the First Party, as Substitute 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 27th 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 at Davidson County, Tennessee, and sold said property to James C. Tippens at a price of Four Thousand and Thirty Four and 16/100 ($4,034.16) 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:

Buyer's Tax Bill
Jas. C. Tippens

LAND in Davidson County, Tennessee, described as follows: being Lot No. 18 on the Plan of the Subdivision of Lot No. 37 in Owen's Buena Vista Plan, Book 1, page 84, Chancery Court at Nashville.

SAID Lot No. 18 fronts 50 feet on the westerly side of Middle Street and runs back between parallel lines 135 feet to an alley.

BEING the same property conveyed to Corrine Easley by deed from Rosa E. Adcock of record in Book 2876, page 506, Register's Office for Davidson County, Tennessee.

TO HAVE AND 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 Substitute 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

GRAHAM B. BOYCE
Substitute Trustee

IDENTIFICATION REFERENCE
JUN 3 10 50 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

E07074

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Geo. H. Cate, 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 27th day of May, 1977.

Geo. H. Cate

NOTARY PUBLIC

GEO. H. CATE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 19, 1978

My Commission Expires:

My Commission Expires July 19, 1978

RECEIVED

$ 10.00
.50
4.00 * 14.50