THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY,
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

103-4
138 pd

M. NORRIS JENKINS,
TRUSTEE

TRUSTEE'S DEED

Buyer + tax bills

TO: Laurine Wallace Vail
3317 WEST END AVE
NASHVILLE TENN.

WHEREAS, by deed of trust executed April 21, 1975, and of record in Book 4905, page 729, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Albert Pedro, Jr. to M. Norris Jenkins, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, said deed of trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said Albert Pedro, Jr., his heirs, administrators, successors or assigns, and for advertising the time and place of said sale as required by law; and,

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of general circulation, published in Davidson County, Tennessee, that said property would be sold at the south door of the Davidson County Courthouse in Nashville, Tennessee, on Thursday, June 2, 1977, at 12:00 noon to the highest and best bidder for cash free from all the rights of said Albert Pedro, Jr., his heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and Laurine Wallace Vail was the highest and best bidder.

NOW, THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby

transfer and convey to Laurine Wallace Vail to have and to hold to her and her successors and assigns forever and free from the rights of the said Albert Pedro, Jr., land in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, described according to a re-subdivision of Charlotte Park Subdivision, said Lot being Lot No. 2 fronting on 46th Avenue, North and more particularly described according to a survey by Donald R. Carver in Plat Book 4885, page 22, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Albert Pedro, Jr., by deed from Laurine Wallace Vail of record in Book 4905, page 727, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually.

In Witness Whereof, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 6th day of June, 1977, by subscribing hereto my official signature at Nashville, Tennessee.

M. NORRIS JENKINS

Trustee

JUN10E	CONV	20,000.00			
JUN10E	S'TAX		B*	52.00	
JUN10E	PR'FEE		B*	.50	
JUN10E	W'DEED		B*	6.00	* 58.50

BOOK 5157 PAGE 840

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for the state and county aforesaid, M. NORRIS JENKINS, Trustee, the within named bargainor whith whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 6th day of June, 1977.

Notary Public

My commission expires: 5/8/78

BETTY FAYE HUNT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FELIX A. WILLIAMS, JR. REGISTER DAVIDSON COUNTY, TENN.
JUN 10 1 49 PM '77
IDENTIF. REFERENCE
E08476

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $20,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of June, 1977.

Notary Public

My commission expires: 5/8/78

BETTY FAYE HUNT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE