THIS INSTRUMENT PREPARED BY

DOUGLAS A. BRACE
ATTORNEY
23rd Floor L&C Tower
NASHVILLE, TENNESSEE 37219

105-13-216

BOOK 5170 PAGE 595

TRUSTEE'S DEED

This instrument made and entered into this the 11th day of July, 1977, by and between DAVID B. HERBERT, Trustee, party of the first part, and Helen E. Regen Doerfler and Edward C. Regen, party of the second part.

W I T N E S S E T H:

Whereas, by Deed of Trust of record in Book 5058, Page 298, Register's Office for Davidson County, Tennessee, GUY R MARBURY and wife, JUANITA W MARBURY, conveyed certain property described therein to David B. Herbert, Trustee, to secure the payment of a first mortgage, payable to EDWARD C. REGEN and HELEN E. REGEN DOERFLER, and;

Whereas, default was made in the payment of said mortgage and the holders thereof have directed first party to advertise and sell said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust, and;

Whereas, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in The Nashville Record, as prescribed by law, and;

Whereas, pursuant to said notices, first party did offer said property for sale at the front door of the Davidson County Courthouse in Nashville, Tennessee on Friday, July 8, 1977, and Helen E. Regen Doerfler and Edward C. Regen, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of twenty two thousand six hundred nine dollars and fifty-one cents ($22,609.51).

Now, therefore, in consideration of the premises, first party has this day bargained and sold and does hereby transfer and convey unto Helen E. Regen Doerfler and Edward C. Regen, the party of the second part, their heirs, successors and assigns, the following described real estate located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 2 in W. A. Gilmore's Subdivision of Lots Nos. 23 and part of Lot No. 22 in W. L. B. Lawrence's Plan of Lots recorded in Book 161, page 160, Register's Office for said County. Said W. A. Gilmore's Subdivision is of record in Book 161, Page 160, said Register's Office.

Said tract fronts 50 feet on the north side of Caruthers Avenue, just opposite the mouth of Preston Street, and runs back north between parallel lines, the east line being 176.14 feet, and west line 177.25 feet, to a dead line.

Being the same property conveyed to Guy R. Marbury an wife, Juanita W. Marbury, by deed from Helen E. Regen Doerfler and Edward C. Regen, of record in Book 5058, Page 298, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate unto said second party, its assigns, forever and in bar of equity of redemption, homestead, dower and all other exemption of every kind which were waived.

And, I, David B. Herbert, Trustee, do further covenant and bind myself, my successors and representstives to warrant and defend title to the said land only as to such title coming through me to the second party, its heirs and assigns, against the lawful claims of all persons whomsoever, subject to any unpaid property taxes.

IN WITNESS WHEREOF, first party hereunto sets his signature this day and date first above written.

David B. Herbert, Trustee
First Party

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named David B. Herbert, Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of July, 1977.

NOTARY PUBLIC

My commission expires: 4-23-78.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 22,609.51.

Sworn and subscribed before me this the 11th day of July, 1977.

Affiant

NOTARY PUBLIC

My commission expires: 4-23-78.

Buyer
SEND TAX BILLS TO:

Edward C. Regen and
Helen E. Regen Doerfler
3517 General Hood Trail
Nashville, TN. 37204

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IDENTIFICATION REFERENCE

JUL 13 12 46 PM '77

REGISTER
DAVIDSON CO., TENN.

JUL 137	DEED	22,609.51			
JUL 137	STAX		B*	58.76	
JUL 137	FRFEE		B*	.50	
JUL 137	MTGEED		B*	6.00	* 65.26