mail BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

5174 PAGE 516

TRUSTEE'S DEED

Address New Owner(s) as Follows	Send Tax Bills to	Map Parcel Numbers
Eunice E. Bauman	SAME	70-1 61
(Name) 4116 Edmond Boulevard	(Name)	
(Address) Minneapolis, Minnesota 55406	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

WHEREAS, by Installment Deed dated August 3, 1976, of record in Book 5054, Page 137, Register's Office for Davidson County, Tennessee, Adell Burney and wife, Ida Burney, conveyed certain real property therein described to Michael S. Peek, Trustee, to secure the indebtedness described in said Installment Deed; and

WHEREAS, said Installment Deed grants to the Trustee the power to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Installment Deed has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Installment Deed, the Trustee gave notice of the time and place of the sale, all in accordance with said Installment Deed, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on June 23, 1977, and thereafter on June 30 and July 7, 1977, which notice of sale advertised the sale of the property hereinafter described for Friday, July 22, 1977, at 12:00 Noon; and

WHEREAS, on July 22, 1977, at 12:00 Noon at the front (south door) of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantors of the said Installment Deed, as provided therein, subject only to liens, leases, easements, encumbrances, rights of parties in possession, and other matters which are prior in right to the lien of the aforesaid Installment Deed, and the Trustee having received the bid of $29,500.00 from an agent of the lawful owner and holder of the indebtedness described in the said Installment Deed, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Installment Deed having been received, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Michael S. Peek, Trustee, does hereby bargain, sell, transfer, and convey unto Eunice E. Bauman, her heirs and assigns, all of that certain real property in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lots Nos. 8 and 9 on the Map of Mrs. Sarah A. McIntosh's Subdivision of certain lots in the old Daniel Young Tract of land, as of record in Book 332, page 71, Register's Office for said County, described as follows: Beginning in the center of New Bridge Road at the corner of Lots Nos. 7 and 8; thence with the line between said two lots north 67-1/2° east 706-1/2 feet, more or less, to the center of a 40-foot unnamed road; thence with the center of said road northwardly 631 feet; thence north 84-1/2° west to the center of Whites Creek; thence with the center of said creek, in a southwesterly direction to a point in the center of the bridge over said creek, opposite the center of New Bridge Road; thence southeastwardly to the center of the said New Bridge Road; thence with the center of said road south 22-1/2° east 226 feet, more or less, to the beginning.

Included in the above description, but specifically excluded therefrom is the following described property:
Land in the 13th, formerly the 23rd, Civil District of said County and State, being the southerly 2 acres of Lot No. 8 on the Map of Mrs. Sarah A. McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of land, as of record in Book 332, page 71, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, July 9, 1957, as follows:
Beginning at a point in the center of Tucker Road at the northwest corner of the Northerly part of Lot No. 7 on said plan conveyed to Woodrow W. Kizer and wife, by Curtis James Glasgow, Sr., and wife, by deed of record in Book 2591, page 401, said Register's Office; thence with the center of said road, north 22° 31' west 90 feet to a point 245 feet southerly from the intersection of the center line of said road and the center line of Whites Creek; thence north 62° east 707 feet to the center of an unnamed 40-foot road; thence with the center of said road, south 22° 30' east 158 feet to the northeast corner of said Kizer property; thence with Kizer's northern boundary line, south 67° 30' west 703 feet to the beginning.

Being the same property conveyed to Adell Burney and wife, Ida Burney, by Installment Deed from Eunice E. Bauman, of record in Book 5054, Page 137, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereto belonging, in fee simple, forever, free from all right and equity of redemption and all other legal rights or exemptions of the Grantors of said Installment Deed, subject only to liens, leases, easements, encumbrances, rights of parties in possession, and other matters which are prior in right to the lien of the aforesaid Installment Deed.

I, Michael S. Peek, as Trustee, do hereby transfer, assign, and set over unto said Eunice E. Bauman, her heirs and assigns, all of the covenants and warranties contained in said Installment Deed, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do so as Trustee, but no further or otherwise.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 29,500.00.

Michael S. Peek, Trustee
AFFIANT

Subscribed and sworn to before me, this 22ND day of July, 1977.

Barbara Stamb
Notary Public

My Commission Expires: July 18, 1979

WITNESS my hand as Trustee on this 22ND day of July, 1977.

Michael S. Peek, Trustee
Michael S. Peek
Trustee

JUL 22 CONV 29,500.00
JUL 22 S'TAX B* 76.70
JUL 22 PR'FEE B* .50
JUL 22 W'DEED B* 6.00 * 83.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Michael S. Peek, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee named herein, and that he, as such Trustee, executed the foregoing instrument (TRUSTEE'S DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 22ND day of July, 1977.

Barbara Stamb
Notary Public

My Commission Expires: July 18, 1979

E 15975 T IDENTIF. REFERENCE
JUL 22 2 23 PM '77
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.