Send Tax bills and,
Address new owner as follows:

Map No. 71-15

Bert C. Ferguson
924 Berwick Trail
Madison, Tenn. 37115

Parcel No. 210

TRUSTEE'S DEED

BOOK 5189 PAGE 801

WHEREAS, default having occurred in the payment of an indebtedness described in and secured by an Installment Deed executed on the 20th day of November, 1970 from J. B. Crockarell and wife, Mildred Crockarell to Dr. Joseph R. Phillips and wife, Sarah W. Phillips, of record in Book 4462, Page 346, Register's Office for Davidson County, Tennessee, wherein the said Dr. Joseph R. Phillips and wife, Sarah W. Phillips conveyed to B. H. Terry, Trustee, the same property to secure the payment of said indebtedness;

And WHEREAS, the owners of said indebtedness, in accordance with the terms and conditions of said Installment Deed, having declared the entire indebtedness due and payable and payment not having been made and having been requested by the owners of said indebtedness to do so, I, B. H. Terry, Trustee, by virtue of the power and authority vested in me as such Trustee, did, after causing notice of the sale to be duly and regularly published as required by said trust agreement in said Installment Deed and the laws of the State of Tennessee, said notice having been published in the Nashville Record, a newspaper published in Davidson County, Tennessee on August 4th, 11th and 18th, 1977, offered for sale, at public outcry at the south door of the Davidson County Courthouse on Friday the 26th day of August, 1977, to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other exemptions of every kind which are expressly waived in said Installment Deed the parcel of real estate conveyed to me as such Trustee, and the bid of Bert C. Ferguson in the amount of Ten Thousand One Hundred and 00/100($10,100.00) Dollars, being the highest and best bid received, said property was struck off and sold to Bert C. Ferguson.

Now, therefore, I, B. H. Terry, Trustee, by virtue of the power and authority aforesaid and in consideration of the premises and said sum of Ten Thousand One Hundred and 00/100 ($10,000.00) Dollars, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey to the said, Bert C. Ferguson, his heirs and assigns, said real estate being situated in Davidson County, Tennessee and described as follows, to wit:

Being lots Nos. 115 and 116 and "B" on the plan of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for said County.

Said lots Nos. 115 and 116 front together 50 feet on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Said lot "B" fronts 15 feet on the easterly side of Stainback Avenue and runs back between parallel lines, with the northerly margin of Douglas , formerly Ligon Avenue, 175 feet to an alley.

To have and to hold said parcel of real estate together with the title, estate, interests and appurtenances thereto, belonging to the said, Bert C. Ferguson, his heirs and assigns.

And I therefore transfer and convey unto said Grantee all the rights and benefits of the covenants and warranties contained in the trust agreement in said Installment Deed insofar as I, B. H. Terry, Trustee, can legally do but no further or otherwise. Said property is conveyed by me

| | | | | | |
|---|---|---|---|---|---|
| AUG 30 | CONV | 10,100.00 | | | |
| AUG 30 S'TAX | | | B* | 26.26 | |
| AUG 30 PR'FEE | | | B* | .50 | |
| AUG 30 | W'DEED | | B* | 4.00 | * 30.76 |

without covenants or representations or warranties and subject to all ad valorem taxes, if any and any other liens of record.

WITNESS MY HAND at Nashville, Tennessee this 29th day of August, 1977.

B. H. Terry Trustee
B. H. Terry, Trustee

This instrument was prepared by Paul G. Blankenship, Attornev, 3311 Gallatin Road, Nashville, Tennessee 37216

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named, B. H. Terry, Trustee, 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 in office in Nashville, Tennessee, this 29th day of August 1977

PAUL G. BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Paul G. Blankenship My commission expires August 6, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is
$10,100.00 Bert C. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August 1977

My Commission expires August 6, 1980

PAUL G. BLANKENSHIP NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 23156

IDENTIF. REFERENCE

AUG 30 10 54 AM '77

FEE $ DAVIDSON COUNTY, TENN. REGISTER