5-3-8-126

TRUSTEE'S DEED

BOOK 5192 PAGE 598

WHEREAS, by deed of trust executed by Eugene E. Davis and wife, Lucille W. Davis, to Harry McNutt, Trustee, and recorded in Book 4934, Page 926, Register's Office for Davidson County, Tennessee to secure a promissory note therein described, and

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Harry McNutt Trustee to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS the said Harry McNutt Trustee did advertise in accordance with the provisions of said deed of trust giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Tennessee, on August 26, 1977, at twelve o'clock, noon; and

WHEREAS, at the time and place named in said advertisement the said Harry McNutt Trustee, offered the property hereinafter described for sale to the highest bidder, and the highest and best bid received was that of Max Harding. Said purchase was for $ 12 118.50 ... includes first mtg. of $3540.00.

NOW, therefore Harry McNutt, Trustee, in pursuance of the power and authority vested in me by said instrument, and in consideration of the sum bid, I, Harry McNutt, Trustee therefore sell, transfer and convey unto the said purchaser his heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee described as follows:

> Lot 9 Block 20 on the Map of Dabbs and Elliott's Subdivision, at Old Hickory, Tennessee of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee , more fully described as follows:
>
> Said part of Lot 9 fronts 40 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.
>
> Being the same property conveyed to E. E. Davis and wife Lucille W. Davis, by deed from Royal Oaks Enterprises, Inc., a Tennessee corporation, of record in Book 4934, Page 124, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Max Harding, his heirs and assigns. This conveyance is made pursuant to the powers vested in me as Trustee, and I assign the benefit of all warranties vested in me by said deed but not otherwise.

This conveyance is made subject to unpaid taxes and restrictions as to building and use. This conveyance is also made subject to an existing indebtedness as evidenced by an instrument of record in Book 4674, Page 148, Register's Office for Davidson County, Tennessee.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, on this 26th day of August, 1977.

Harry McNutt, Trustee

HARRY McNUTT, TRUSTEE

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 Harry McNutt, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of August, 1977.

Sandra Smith

NOTARY PUBLIC

My commission expires: 8-3-80

BOOK 5192 PAGE 600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 12,118.50

Tom D. Coleman Jr
Affiant

Subscribed and sworn to before me this 29 day of August, 1977.

Notary Public

My commission expires. 8-3-80

Mail

THIS INSTRUMENT WAS PREPARED BY:
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville Tennessee 37219

| Address New Owner | Send Tax Bills To: | Map-Par |
|---|---|---|
| Max Harding<br>2001 Elm Hill Pike<br>P.O. Box 1340<br>Nashville Tenn 37202 | Same | |

E 24030

IDENTIFICATION REFERENCE

SEP 2 11 19 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP-27 | CONV | 12,118.50 | * | 31.[illegible] | |
| SEP-27 | S'TAX | | * | .50 | |
| SEP-27 | PR'FEE | | * | 6.00 | * 37.96 |
| SEP-27 | MDEED | | | | |