This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
219 Third Avenue North
Nashville, Tennessee 37201

BOOK 5201 PAGE 789

Mail

ADDRESS NEW OWNER:
Peoples of Nashville Company
223 Fourth Avenue, North
Nashville, Tennessee 37219

Map - 81-12 Par 343

SEND TAX BILLS:
Same

E 27847

IDENTIF. REFERENCE

SEP 26 1 50 PM '77

FEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,862.83.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 2nd day of September, 1977.

Notary Public

My Commission Expires: May 20, 1979

D E E D

WHEREAS, by Deed of Trust dated November 25, 1969, of record in Book 4382, page 946, Register's Office for Davidson County, Tennessee, Beulah M. McCathern conveyed the property hereinafter described to Stanley M. Chernau, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Peoples of Nashville Company, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, William L. Rosenberg, having been appointed Successor Trustee by instrument of record in Book 5175, page 794, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on July 26, August 2 and August 9, 1977, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, William L. Rosenberg, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Wednesday, August 24, 1977, at 12:00 Noon, at the south door of the Court House in Davidson County, Tennessee; and

WHEREAS, at said sale, Peoples of Nashville Company was the highest and best bidder, the amount of its bid being in the sum of FOUR THOUSAND EIGHT HUNDRED SIXTY-TWO AND 83/100THS ($4,862.83) DOLLARS, and the Peoples of Nashville Company, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, William L. Rosenberg, Successor Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Peoples of Nashville Company, its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the north one-half of Lot No. 42 in McGavock's Homestead Addition to Nashville, of record in Book 57, page 9, Register's Office for said County.

Said north one-half of Lot No. 42 fronts 25 feet on the east side of 7th Avenue, North, formerly North Vine Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Beulah M. McCathern by deed from Stanley M. Chernau, Trustee, of record in Book 4382, page 946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Peoples of Nashville Company, its successors and assigns, forever.

I, William L. Rosenberg, Successor Trustee under the said Deed of Trust of record in Book 4382, page 946, Register's Office for said County, do hereby transfer, assign, and convey unto the said Peoples of Nashville Company, its successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do but no further or otherwise.

IN WITNESS WHEREOF, the said William L. Rosenberg, Successor Trustee, has hereunto set his hand this 1st day of September, 1977.

William L. Rosenberg
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Diane Pride, a Notary Public in and for the State and County aforesaid, the within named William L. Rosenberg, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Successor Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 1st day of September, 1977.

Diane Pride
Notary Public

My Commission Expires:

May 23, 1979

SEP26F CONV *4,862.83
SEP26F S'TAX B* 12.74
SEP26F PR'FEE B* .50
SEP26F W'DEED B* 4.00 * 17.24