Berger & Jay Bates
Home Equity Co
Mail 630 3rd Ave S.
Nash Tenn

BOOK 5207 PAGE 439

FORECLOSURE DEED

Map. 92-6-419

THIS INDENTURE, made and entered into on this the 10th day of August, 1977, by and between LOUIS KOMISAR, Holder of the Note, FIRST PARTY, and HOME EQUITY COMPANY, SECOND PARTY;

W I T N E S S E T H:

WHEREAS, by a title retaining installment deed, dated August 22, 1969, of record in Book 4386, page 439, Register's Office for Davidson County, Tennessee, Louis Komisar, Trustee, conveyed to Sammie Lawrence, Jr. and wife, Ruby L. Lawrence, the hereinafter described property to secure the payment of a promissory note in the Seven Thousand Nine Hundred and no/100ths ($7,900.00) Dollars. The said Louis Komisar, retained the Power of Sale in said title retaining installment deed in the event of default in the payment of said promissory note; and

WHEREAS, default was made in the payment of said promissory note and the said Louis Komisar, Holder of the Note, did advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and title retaining installment deed; and

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said title retaining installment deed, notices of the time and place of said sale being published in The Nashville Record on July 14, July 21, and July 28, 1977; and

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee, on August 10, 1977, at 12:00 o'clock noon, Home Equity Company, Second Party, being the highest and best bidder thereof, became the purchase of said property at and for the sum of

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party the following described real property, situated in Davidson County, Tennessee:

Being part of LOS #5 on the Lapbley Plan as of record in Book 57, page 3, R. O. D. C.

Said part of Lot #5 fronts 30 feet on the east side of 28th Avenue North and runs back between parallel lines 88 feet.

OCT 11 E	CONV	*5,000.00			
OCT 11 E	S'TAX		B*	13.00	
OCT 11 E	PR'FEE		B*	.50	
OCT 11 E	W'DEED		B*	4.00	* 17.50

Being the same property conveyed to Sammie Lawrence Jr. and wife, Ruby L. Lawrence by deed from Home Equity Company, as of record in Book 4386, page 439, Register's Office for Davidson County, Tennessee.

The above property is improved and known as 730 28th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Louis Komisar, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the 10th, day of August, 1977.

Louis Komisar, Trustee

FEE $ 3.00 REGISTER'S OFFICE DAVIDSON COUNTY, TENN. 2 11 PM '77 IDENTIF. REFERENCE 3044

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Delores E. Whitworth, a Notary Public in and for said County and State, the within named Louis Komisar, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instruments for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 30th day of September, 1977.

DELORES E. WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: November 13, 1979.

O A T H

I hereby swear or affirm that the actual consideration for this transfer or value, whichever is greater, is $5,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 1977.

DELORES E. WHITWORTH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: November 13, 1979.

This instrument prepared by:
Delores E. Whitworth
Home Equity Company
630 Third Avenue South
Nashville, Tennessee 37210