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

BOOK 5241 PAGE 818

ADDRESS NEW OWNER:
Rosalie Spain, Executrix for the Estate of Rosalie Robinson
822 Sutton Drive
Hixon, Tennessee 37343

SEND TAX BILLS:
Same

E 45472

IDENTIF. REFERENCE

JAN 10 11 37 AM '78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100.00.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 9th day of January, 1978.

Notary Public

My Commission Expires: 9/20/79

D E E D

WHEREAS, by Deed of Trust dated July 25, 1968, of record in Book 4255, page 626, Register's Office for Davidson County, Tennessee, Mary Etta May conveyed the property hereinafter described to Caesar E. Urrutia, 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 Rosalie Spain, Executrix for the Estate of Rosalie Robinson, 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 5226, page 437, 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 December 1, 8 and 15, 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 Friday, December 30, 1977, at 12:00 Noon, at the south door of the Court House in Davidson County, Tennessee; and

WHEREAS, at said sale, Rosalie Spain, Executrix for the Estate of Rosalie Robinson was the highest and best bidder, the amount of her bid being in the sum of One Thousand One Hundred and No/100ths ($1,100.00) DOLLARS, and Rosalie Spain, Executrix for the Estate of Rosalie Robinson, 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 she 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 Rosalie Spain, Executrix for the Estate of Rosalie Robinson, her heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the east 52 feet of Lot No. 1 on the Map of S. A. Champion's Subdivision, as of record in Book 161, page 132, Register's Office for said County.
>
> Said Lot fronts 52 feet on the north side of Heiman Street and runs back between parallel lines, along the west margin of 21st Avenue, North, 150 feet to an alley.
>
> Being the same property conveyed to Mary Etta May, sole and separate estate, by deed from John H. Otey, Trustee, of record in Book 1451, page 24, Register's Office for Davidson County, Tennessee

This sale is subject to a first mortgage of record in Book 3996, page 465, said Register's Office.

This sale is subject to the Internal Revenue Service right of redemption, if any.

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 Rosalie Spain, Executrix for the Estate of Rosalie Robinson, her heirs and assigns, forever.

I, William L. Rosenberg, Successor Trustee under the said Deed of Trust of record in Book 4255, page 626, Register's Office for said County, do hereby transfer, assign, and convey unto the said Rosalie Spain, Executrix for the Estate of Rosalie Robinson, her heirs 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 28 day of [illegible], 1978.

William L. Rosenberg
Successor Trustee

JAN 10 78 CONV *1,100.00
JAN 10 78 S'TAX 5* 2.80
JAN 10 78 PR'FEE 8* .50
JAN 10 78 W'DEED 3* 4.00 * 7.36

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], 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 28 day of [illegible], 1978.

[illegible]
Notary Public

My Commission Expires:

[illegible]