Address of New Owners:
United American Bank of Nashville
200 Fourth Avenue, North
Nashville, TN 37219

Send tax bills to same

Map-Parcel Numbers
11 W 14370
11 W 14360
11 W 14380

RICHARD ASHWORTH,

Trustee,

TO UNITED AMERICAN BANK OF NASHVILLE

Buyer

BOOK 5246 PAGE 941

Deed

WHEREAS, Abe Wise and wife, Sarah H. Wise, executed a deed of trust on December 31, 1974, which was recorded in Book 4887, page 378, in the Register's Office of Davidson County, Tennessee, conveying to Richard Ashworth, Trustee, certain tracts of real property, including the hereinafter described property, to secure the payment to United American Bank of Nashville (formerly Hamilton Bank of Nashville), of certain indebtedness described in said deed of trust; and

WHEREAS, default having been made in the performance of the covenants, terms and conditions of a deed of trust of record in Book 4887, page 378, Register's Office of Davidson County, Tennessee, executed on the 31st day of December, 1974 by Abe Wise and wife, Sarah H. Wise, conveying certain property described therein to the Trustee, for the purpose of securing and making certain a payment of a deed of trust note and its renewal or renewals, according to its terms and said note and debt being past due and payable and having matured without payment; and default having been made and declared in the payment of said note and its renewal; and

WHEREAS, the owner and holder of said promissory note having declared the entire debt due and payable and

demanded that the property be advertised and sold in satisfaction of said debt, and the cost of foreclosure, in accordance with the terms and conditions of said note and deed of trust; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made once a week for four consecutive weeks as published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee, on December 29, 1977; January 5, 1978; January 12, 1978; and January 19, 1978, pursuant to said advertisement, said sale was held at the time and place so advertised, to wit: Monday, January 23, 1978 at 12:00 noon in front of the courthouse door at the Metropolitan Courthouse at Nashville, Davidson County, Tennessee, at public auction, to the highest and best bidder, for cash, free from equity of redemption, homestead, dower, and all other exemptions, which were expressly waived in said deed of trust; and the grantee herein being the highest and best bidder for cash at said sale, with a bid of Thirty Six Thousand ($ 36,000) Dollars was declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, for and in consideration of the premises and in further consideration of the aforesaid sum paid in cash by United American Bank of Nashville the receipt of which is hereby acknowledged, I, Richard Ashworth, Trustee, have this day bargained and sold, and by the presents do hereby

transfer and convey unto United American Bank of Nashville the following land situated in Davidson County, Tennessee, and more particularly described as follows: to-wit:

TRACT NO. I (11W14360)

Being lot No. 38 on the map of the resubdivision of the Wilcox property, as of record in Book 421, Page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the northerly side of Charlotte Pike and runs back 148 feet on the westerly line and 147 feet on the easterly line to an alley measuring 50 feet thereon.

TRACT NO. II (11W14370)

Being lot No. 39 on the Plan of Wilcox Subdivision of a 29 (25) acre tract, a Plan of which is of record in Book 161, Page 159 Register's Office of Davidson County, Tennessee, also described as lot 39 on the plan of the resubdivision of the Wilcox property, as of record in Book 421, Page 42 said Register's Office.

Said Lot fronts 50 feet on the North side of Charlotte Avenue and runs back 149 feet on the west line and 148 feet on the east line, to an alley in the rear, on which it measures 50 feet.

TRACT NO. III (11W14380)

Being Lot No. 40 on the map of the resubdivision of the Wilcox property, of record in Book 421, Page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Charlotte Pike and runs back 149 feet on the easterly line and 150 feet on the westerly line, along the easterly margin of 35th Avenue North, formerly Remy Street, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Abe Wise and wife, Sarah H. Wise, by deed from National Union Fire Insurance Company, of Pittsburgh, Pa., of record in Book 4369, Page 577, Register's Office for Davidson County, Tennessee.

Together with all the privileges and appurtenances thereunto belonging, including all improvements, buildings,

and structures thereon and all the rents, issues and profits which may arise therefrom.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said , forever, as fully and completely as the trustee can or ought to convey under the power invested in him in said deed of trust and his appointment as trustee and said trustee, the grantor herein does hereby convey, transfer, and assign to the grantee herein, all the warranties and covenants conveyed in said deed of trust.

This conveyance is made subject to the liens, if any, on said property, for unpaid taxes and/or any other liens, encumbrances, which have priority over the deed of trust aforesaid.

In witness whereof, the said Richard Ashworth, Trustee, has hereunto set his hand this 23 day of January, 1978.

Richard Ashworth, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for the aforesaid county and state, Richard Ashworth, Trustee, the within named bargainor, with whom I am personally acquainted, and he acknowledged that he executed the within instrument for the purposes therein contained.

In witness whereof, I have set my hand and affixed my official seal at Nashville, Tennessee, this 23 day of January, 1978.

Notary Public

My Commission Expires:
9-26-78

I, Richard Ashworth, Trustee, hereby certify that the actual consideration for this transfer or the value thereof, whichever is greater, is $ 36,000.

Richard Ashworth, Trustee
Richard Ashworth, Trustee

Sworn to and subscribed before me this 23rd day of January, 1978.

Vivian D Hamilton
Notary Public

My Commission Expires:
9-26-78

Prepared by:

WOODS & WOODS
A Professional Association
121 Seventeenth Avenue, South
Nashville, TN 37203
259-4366

E 47876
E41877
IDENTIF. REFERENCE
JAN 27 3 52 PM '78
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TENNESSEE

JAN 27 78 CONV 36,000.00
JAN 27 78 S'TAX
JAN 27 78 R'FEE
JAN 27 78 M'DEED

93.60
.50
10.00
* 104.10