MAP-PARCEL NUMBER
71-15
12DA43430

BOOK 5257 PAGE 932

CHARLES A. LEACH,
TRUSTEE

TO

JOSEPH RUTHERFORD

TRUSTEE'S
DEED

WHEREAS, Jerry Wayne Craighead and wife, Wanda Womack Craighead executed a Deed of Trust dated the 30th day of April, 1974, which was recorded in Book 4818, page 837, Register's Office for Davidson County, Tennessee, conveying to Donald R. O'Guin, Sr., Trustee, and Charles A. Leach having been appointed Substitute Trustee, in an instrument of record in the Register's Office for Davidson County, Tennessee, in Book 5158, page 129, conveying the hereinafter described property to secure payment to United American Savings and Loan Association (which is now First Southern Savings and Loan Association) of a promissory note fully described in said Deed of Trust; and

WHEREAS, default occurred in the payment of said note described in and secured by said Deed of Trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Substitute Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said Deed of Trust, said advertisement being made for twenty days by three weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: Thursday, December 8, 1977, at 12:00 Noon at the Courthouse in Nashville, Tennessee, Davidson County, at public outcry to the highest and best bidder for cash in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which was expressly waived in said Deed of Trust; and the Grantee herein, Joseph H. Rutherford, being the highest bidder at said sale,

with a bid of Seven Thousand Five Hundred Dollars ($7,500.00), subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at 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 an in consideration of the premises and the further consideration of the sum of Seven Thousand Five Hundred Dollars ($7,500.00) paid by Joseph H. Rutherford, the receipt of which is hereby acknowledged, I, Charles A. Leach, Substitute Trustee, have this day bargained and sold, and by these presents, do hereby transfer and convey unto Joseph H. Rutherford, his successors and assigns, the following tract of land in Davidson County, Tennessee, more particularly described as follows:

> Being Lots 24 to 28 inclusive on the Plan of the Highland Land Company's Subdivision, as of record in Book 421, page 14, said Register's Office.
>
> Said Lots adjoin and front together on the west side of Lischey Avenue and extend back between lines, 179 feet 10 1/2 inches more or less on the south line of Lot No.24 and 183 feet on the north side of Lot No. 28 to an alley in the rear on which they measure 125 feet.
>
> Being the same property conveyed to Harley Axwell, Trustee, with full power to mortgage, sell and assign, by deed from Eric Eugene Lowe and wife, Mary Eleanor Lowe, of record in Book 5128, page 448, Register's Office for Davidson County, Tennessee.

together with all the privileges and appurtenances thereunto belonging, or used in connection with said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereunto belonging, to the said Joseph H. Rutherford, his successors and assigns, all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Charles A. Leach, Substitute Trustee, has hereunto set his hand this 28th day of February, 1977.

CHARLES A. LEACH
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Joseph H Rutherford
AFFIANT

Sworn to and subscribed before me this 28th day of February, 1977.

Barbara F. Martin
NOTARY PUBLIC

My commission expires:
25 April 1981

ADDRESS OF NEW OWNER: Mr. Joseph H. Rutherford
910 Shelby Avenue
Nashville, Tenn. 37206

THIS IS IMPROVED PROPERTY KNOWN AS: 1324 Lischey Avenue
Nashville, Tennessee 37207

THIS INSTRUMENT PREPARED BY: Charles A. Leach
Attorney at Law
2 Music Circle South
Nashville, Tennessee 37203

SEND TAX BILLS TO: First Southern Savings and Loan Association
4205 Hillsboro Road
Nashville, Tennessee 37215

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 Charles A. Leach, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 28 day of February, 1977.

Barbara E Martin
NOTARY PUBLIC

My commission expires:
25 April 1981

BARBARA E. MARTIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIF. REFERENCE

MAR 1 1 26 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

MAR-1 78	CONV	*7,500.00			
MAR-1 78 S'TAX			B*	19.50	
MAR-1 78 PR'FEE			B*	.50	
MAR-1 78	W'DEED		B*	8.00	* 28.00