Prep 81-15 Pg 377
2W23958

Send tax statements to
James C. Tippens
Nashville Trust Co
Nashville Tenn 37201

This instrument prepared by;
Graham B. Boyce, Attorney
623 Stahlman Building
Nashville, Tennessee 37201

BOOK 5264 PAGE 19

TRUSTEE'S DEED

This deed made and entered into this 17th day of March, 1978, by and between GRAHAM B. BOYCE, Substitute Trustee, under an appointment of record in Book 5254, page 479, Register's office for Davidson County, Tennessee, Party of the First Part, and James C. Tippens, Party of the Second Part,

W I T N E S S E T H:

WHEREAS, by deed of trust dated December 1, 1975, of record in Book 4977, page 206, Register's Office for Davidson County, Tennessee, Julia E. Fenton Johnson conveyed the property described therein to C. Roy Jackson, Trustee, to secure the payment of note in the principal sum of Six Thousand Seven Hundred Fifty and 00/100 ($6,750.00) Dollars; and

WHEREAS, default having been made in the payment of said note and the holder thereof having directed the First Party, as Substitute Trustee, to sell said property as provided by said deed of trust, the First Party did on the 22nd day of February, 1978, and by two weekly notices thereafter, advertise in a newspaper of general circulation in Davidson County, Tennessee, being the NASHVILLE RECORD, said property to be sold on the 17th day of March, 1978, and pursuant to said notice, on that day at the hour of 12 o'clock noon, the First Party did offer said property for sale at the south door of the Courthouse at Davidson County, Tennessee, and sold said property to James C. Tippens at a price of Seven Thousand and Ninety-nine and 52/100 ($7,099.52) Dollars, this being the highest, last and best bid, said sale being subject to any and all unpaid taxes.

NOW, THEREFORE, the First Party has this day bargained and sold and does hereby sell, transfer and convey unto the Second Party, his heirs and assigns, the real estate located in

Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being the westerly 30 ft. of Lot No. 5 and the easterly 20 ft. of Lot. No. 6 on the plan of Bransford Realty Company's Re-subdivision of Manlove's Addition, as of record in Book 421, page 53, Register's Office for said County.
>
> SAID parts of Lots Nos. 5 and 6 front together 50 ft. on the northerly side of Heiman Street and run back between parallel lines 162 ft. to an alley.
>
> Being the same property conveyed to Daniel R. Fenton and wife, Julia E. Fenton, by deed from Bransford Realty Company, of record in Book 694, page 348, said Register's Office. The said Daniel R. Fenton having since died. Julia E. Fenton Johnson being the same person as Julia E. Fenton of record in Book 694, page 348, Register's Office for Davidson County, Tennessee.

TO HAVE AND HOLD, the same together with all improvements thereon, to the Party of the Second Part, his heirs and assigns, in fee simple forever, and in bar of all rights of equity of redemption.

The First Party, as Substitute Trustee, does hereby transfer, assign and set over to the Second Party all of the covenants and warranties contained in the deed of trust referred to above and does hereby warrant the title as fully as he is authorized to do as Trustee, but no further or otherwise.

WITNESS the signature of the First Party on this the day and date first above written.

Graham B Boyce

GRAHAM B. BOYCE
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret A Cate, a Notary Public in and for said County and State, the within named, GRAHAM B.BOYCE, 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 the 21 day of March, 1978.

Margaret A. Cate
NOTARY PUBLIC

My Commission Expires: Nov. 23, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7099.52
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 1978.
Deputy Register

E 55504

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IDENTIF. REFERENCE

MAR 20 12 56 PM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MAR 20 78	CONV	*7,099.52			
MAR 20 78 S'TAX			B*	18.46	
MAR 20 78 PR'FEE			B*	.50	
MAR 20 78	W'DEED		B*	6.00	* 24.96