BOOK 5274 PAGE 99

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mr. Fred L. Ford Mr. Jake B. Ford	SAME	Map 82-16 par 407
1413 Shelton Avenue		Map 83-13 par 221 + 222
Nashville, Tennessee 37216		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 19,135.00

Daniel R. Loftus
Affiant

Notary Public

My Commission Expires: My Commission Expires Oct. 10, 1981

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 3, 1976, of record in Deed Book 5053, page 713, Register's Office for Davidson County, Tennessee, Smith E. Appleby and wife, Mada L. Appleby, conveyed to Daniel R. Loftus, Trustee, the property hereinafter described, 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 Fred L. Ford and Jake B. Ford, the lawful owners and holders 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, Daniel R. Loftus, having been appointed Trustee by said instrument of record in Book 5053, page 712, Register's Office for Davidson County, Tennessee, 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 March 9, March 16, and March 23, 1978, respectively;

THIS INSTRUMENT WAS PREPARED BY
DANIEL R. LOFTUS, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WHEREAS, pursuant to said notice, I, the undersigned Daniel R. Loftus, 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 Tuesday April 11, 1978, at 12:00 o'clock noon, at the front and south door of the Metropolitan Court House in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Fred L. Ford and Jake B. Ford, were the highest and best bidder, the amount of their bid being in the sum of One Thousand Dollars ($1,000.00), and the said Fred L. Ford and Jake B. Ford being the holders of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and their indebtedness, together with expenses of said sale, amounting to more than said bid, accordingly they are not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Daniel R. Loftus, Trustee, have bargained and sold, and by these presents do transfer and convey an undivided one-half (1/2) interest unto the said Fred L. Ford and Jake B. Ford, their heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 in Harrison and Carver's Resubdivision of Lots 16, 17 and 18 of Hobson's Addition to Edgefield, as of record in Book 57, page 127, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, 140 feet to an alley.
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> Being the same property conveyed to Fred L. Ford and wife, Imogene G. Ford, Smith E. Appleby and wife, Mada L. Appleby, by deed of record in Book 3987, page 829, Register's Office from Evelyn Hudson Winders and Gilbert L. Winders, Jr., her husband.
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> Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Map of Harrison and Carver's Resubdivision of Lots Nos. 16, 17 and 18 of Hobson's Addition to Edgefield, now East Nashville, as of record in Book 57, page 127, Register's Office for said County. Said Lot 3 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 140 feet to an alley. Being the same proeprty conveyed to Fred L. Ford et ux, Imogene G. Ford, and Smith E. Appleby et ux, Mada L. Appleby, recorded in Book 3932, page 978, said Register's Office, from J. H. Filson et ux, Christine White Filson.

Said Lot 4 is described as follows: Beginning at the southeast corner of Shelby Avenue and Tenth Street, running thence easterly with the south margin of Shelby Avenue 60 feet; thence southerly parallel with Tenth Street 140 feet, more or less, to the north margin of an alley; thence westerly with the north margin of said alley 60 feet to the easterly margin of Tenth Street; thence northerly with the easterly margin of Tenth Street 140 feet, more or less, to the beginning. Being the same property conveyed to Fred L. Ford and wife, Imogene G. Ford, and Smith E. Appleby and wife, Mada L. Appleby, by deed from J. H. Filson and wife, Christine White Filson, of record in Book 3932, page 978, said Register's Office.

This conveyance is made subject to all unpaid taxes, restrictions and prior encumbrances, including but not limited to a mortgage to Third National Bank in Nashville, Tennessee, of record in Deed Book 4984, page 559, Register's Office for said County.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Fred L. Ford and Jake B. Ford, their heirs and assigns, forever.

I, Daniel R. Loftus, Trustee under said Deed of Trust, do hereby transfer, assign and convey unto the said Fred L. Ford and Jake B. Ford, their heirs and assigns, all the right, title and interest in 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 Daniel R. Loftus, Trustee, has hereunto set his hand this the 14th day of April, 1978.

Daniel R. Loftus
DANIEL R. LOFTUS, TRUSTEE

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IDENTIF. REFERENCE

APR 17 1 41 PM '78
REGISTER
DAVIDSON COUNTY, TENN.

APR 17 78	CONV	19,135.00		
APR 17 78	S'TAX		B*	49.66
APR 17 78	PR'FEE		B*	.50
APR 17 78	W'DEED		B*	6.00 * 56.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the said County and State, the within named DANIEL R. LOFTUS, TRUSTEE, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 14th day of April, 1978.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

11/26/78