2300-1975

BOOK 5278 PAGE 187

Prepared by Woods & Woods
A Professional Association
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

Jay Bills
Deane

James N. Bryan, Jr.,
Successor Trustee,

to

Gene A. Cash,
Purchaser.

Successor Trustee Deed

2233 Calvin Hill Rd. Nash. Tenn

WHEREAS, by installment deed of record in Book 4471, page 309, Register's Office for Davidson County, Tennessee, the following described property was conveyed in trust to I.R. Schulman, Trustee, to secure a debt in the original principal amount of Four Thousand Three Hundred ($4,300.00) Dollars with interest at the rate of eight and one-half (8-1/2%) percent per annum; and

WHEREAS, said debt, obligation and liability has been assumed by Gene A. Cash as well as the original maker thereof; and

WHEREAS, default has been made in the payment of both the principal and the interest secured by said installment deed and the land conveyed therein; and

WHEREAS, notice of said default and notice of foreclosure have been given to Willie Sisco and Gene A. Cash; and

WHEREAS, the owner and holder of said note having declared the entire debt due and payable and demanded that the property be advertised and sold in satisfaction of said debt and cost of foreclosure in accordance with the terms and conditions of said note and installment deed; and

WHEREAS, Gilbert Lee Cohen being the holder of said installment deed and the note thereby secured, by virtue of the powers and in accordance with the provisions of said installment deed and by virtue of the resignation, inability or refusal to act of the original trustee, has appointed James N. Bryan, Jr. of Nashville, Davidson County, Tennessee, as successor

trustee to act in the place and stead of the said I.R. Schulman, Trustee, named in said installment deed and said successor trustee is vested with all of the rights, powers and privileges of said original trustee; and

WHEREAS, the trustee and successor trustee were instructed by the holder of the indebtedness to advertise and sell the property described aforesaid for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said installment deed with said advertisement having been made once a week for at least four (4) weeks in twenty-eight (28) days in a newspaper published weekly in Davidson County, Tennessee to wit: The Nashville Record on March 9, 1978; March 16, 1978; March 23, 1978; and March 30, 1978, and pursuant to said advertisements, said sale was held at the time and place so advertised, to wit: Friday, April 7, 1978 at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which were expressly waived in said installment deed, and the grantee herein being the highest bidder for cash at said sale, with a bid of three thousand eighty-seven dollars and sixty-two cents ($3,087.62) was declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said installment deed 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 Gene A. Cash , the receipt of which is hereby acknowledged, I, James N. Bryan, Jr., successor trustee have this day bargained and sold, and by these presents do hereby transfer and convey unto Gene A. Cash the

following land situated in Davidson County, Tennessee and more particularly described as follows: to-wit:

> Being lot No. 19 on the plan of the subdivision of A.V.S. Lindsley's 29 acre tract, as of record in book 57, page 66, Register's Office for said County. Said Lot No. 19 fronts 50 feet on the northerly side of Woodland Street, formerly Chadwell Avenue, as widened, and runs back between parallel lines 140 feet, more or less, to an alley.
>
> Being the same property conveyed to Gilbert Lee Cohen & Sara K. Cohen by deed from Mrs. Alice L. Carman, of record in book 4465, page 274, Register's Office for said County.

Together with all the privileges and appurtenances thereunto belonging, including all improvements, buildings and equipment thereon and all the rents, issues, and profits which may arise therefrom.

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

IN WITNESS WHEREOF, the said James N. Bryan, Jr., successor trustee, has hereunto set his hand this 25th day of April, 1978.

James N. Bryan, Jr.,
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SANDRA BLINCO, a Notary Public in and for the aforesaid county and state, James N. Bryan, Jr., successor 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 official seal at Nashville, Davidson County, Tennessee this 25th day of April, 1978.

Sandra Blythe
NOTARY PUBLIC

SANDRA BLYTHE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

May 31, 1981

I, James N. Bryan, Jr., successor trustee, hereby certify that the actual consideration for the transfer or the value thereof, whichever is greater, is $ 308762.

James N. Bryan, Jr.
Successor Trustee

SWORN TO and SUBSCRIBED before me this 25th day of April, 1978.

Sandra Blythe
NOTARY PUBLIC

SANDRA BLYTHE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

May 31, 1981

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IDENTIF. REFERENCE

APR 26 4 18 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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APR26'78	CONV	*3,087.62			
APR26'78	S'TAX		B*	8.06	
APR26'78	PR'FEE		B*	.50	
APR26'78	W'DEED		B*	8.00	* 16.56