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BOOK 5279 PAGE 703

IDENTIF. REFERENCE

MAY 1 2 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument was prepared by
WOODS & WOODS (JNB)
A Professional Association
121 Seventeenth Avenue, S.
Nashville, TN 37203

MAIL TO:

FORECLOSURE DEED

New Owner:
Kenneth R. Kraft, Trustee
4525 Harding Rd
Suite 104
Nashville, Tenn

Send Tax Bills to:
New Owner

Field Book No.

Map: 92-6
Parcel: 565 JW

James N. Bryan, Jr.,
Successor Trustee

to

Kenneth R. KRAFT, Trustee

WHEREAS, Sidney Warfield and wife, Ella M. Warfield executed a certain installment deed dated January 12, 1967 by which they conveyed to I.R. Schulman, Trustee for Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen certain property hereinafter described, to secure the payment of one promissory note therein described, which installment deed is recorded in Book 4093, page 278, Register's Office of Davidson County, Tennessee; and

WHEREAS, Sidney Warfield and wife, Ella M. Warfield transferred and conveyed the hereinafter described real estate to Rev. Henry Edwards, Mrs. Lula H. Waters, Mrs. Audrey Olds and Mrs. Louella Daniels as Trustees of the North-Star N.D.N. Church by deed recorded in Book 4761,page 213 Register's Office of said county, subject to the lien created in Book 4093, page 278; and

WHEREAS, by the terms of said installment deed the lawful owner and holder of the indebtedness secured hereby was empowered upon default in the performance of the covenants, terms and conditions of said installment deed, to declare the amount of the principal indebtedness secured thereby, due and

payable, and the said Trustee, was thereupon directed and empowered, upon giving 20 days notice, by a publication in Davidson County, Tennessee, to sell said property at the courthouse door in said county 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 are expressly waived and provided for in said installment deed and to make a deed to the purchaser; and

WHEREAS, default having occurred in the performance of the covenants, terms and conditions, of said installment deed, and James N. Bryan, Jr. having been appointed Successor Trustee by instrument of record in Book 5023, page 973, Register's Office of said county, and by reason of said default the owner and holder of said promissory note,pursuant to the powers contained in said installment deed, declared the entire amount of said indebtedness due and payable and said Trustee gave notice by three (3) weeksly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notices appearing on April 6, 13 and 20, 1978, that he would on the 27th day of April, 1978, at 12:00 noon at the front door of the courthouse at Nashville, Davidson County, Tennessee offer for sale certain property hereinafter described to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other rights of exemption of every kind which are expressly waived as provided for in said installment deed, but subject to any unpaid taxes that may constitute a lien against the property, in order to satisfy said debt and unpaid interest thereon, together with the expenses of the sale and at said time and place, said Trustee offered said property for sale and $500.00 offered therefor the sum of $500.00 cash, which was the highest and best bid and said property was sold to the said Kenneth R. Kraft, Trustee.

Now, therefore, in consideration of the premises and for the sum of $500 ~~ to me, in hand paid, the receipt of which is hereby acknowledged, I, James N. Bryan, Jr., Successor Trustee, by virtue of the powers and authority vested in me by said installment deed have bargained and sold and do hereby transfer and convey unto said Kenneth R. Kroft, Trustee, their successors and assigns, a certain lot or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 15 on the Map of J.W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan of Lots, as of record in Book 57, page 129, Register's Office for said County. Said Lot No. 15 fronts 50 feet on the easterly side of Lane Avenue, now 27th Avenue, North and runs back between parallel lines, 184 feet more or less to an alley.

Being the same property conveyed to Sidney L. Warfield and wife, Ella M. Warfield by deed from Phil Cohen and wife, Sara K. Cohen and Gilbert Lee Cohen, as of record in Book 4093, Page 278, and conveyd by Sidney L. Warfield and wife, Ella M. Warfield to Rev. Henry Edwards, et al., in Book 4761, page 213, said Register's Office for Davidson County.

To have and to hold said property to the said Kenneth K. Kroft, Trustee, their successors and assigns, forever.

The said, James N. Bryan, Jr., Successor Trustee, transfers and conveys to the said Kenneth R. Kroft, Trustee, all the warranties and all covenants conveyd in said installment deed in as full a manner as he can or should convey under the power invested in him as trustee but not otherwise.

This conveyance is made subject to all unpaid taxes, and any encumbrances, liens or restrictions regarding said property.

This 27th day of April, 1978.

James N. Bryan, Jr., Successor Trustee
JAMES N. BRYAN, JR.
Successor Trustee

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Susan H. Koellein a notary public in the said county and state, the within named bargainor, James N. Bryan, Jr., Successor Trustee, with whom I am personally acquainted and who acknowledged that he, as successor trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1978.

Susan H. Koellein
NOTARY PUBLIC

SUSAN H. KOELLEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
8-25-81

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration paid in this transfer is $500.00.

James N Bryan Jr
AFFIANT

Sworn and subscribed to me this 27th day of April, 1978.

Susan H. Koellein
NOTARY PUBLIC

SUSAN H. KOELLEIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
8-25-81

MAY-1 78	CONV	* 500.00			
MAY-1 78 S'TAX			B*	1.30	
MAY-1 78 PR'FEE		- 4 -	B*	.50	
MAY-1 78	W'DEED		D*	8.00	* 9.80