This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5292 PAGE 491

Mag. Par
GG-16
Par. 414

Mail
ADDRESS NEW OWNER:
Peoples of Nashville Company
223 Fourth Avenue, North
Nashville, Tennessee 37219

SEND TAX BILLS:
Same

E68400

IDENTIF. REFERENCE

JUN 1 9 28 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300.00.

Affiant

Subscribed and sworn to before me this 16 day of January, 1978.

Notary Public

My Commission Expires: 4-30-78

D E E D

WHEREAS, by Deed of Trust dated February 28, 1969, of record in Book 4316, page 324, Register's Office for Davidson County, Tennessee, Joe C. Brown conveyed the property hereinafter described to Ward DeWitt, Jr., Trustee, 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 the Peoples of Nashville Company, the lawful owner and holder 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, Faye Bracey, having been appointed Successor Trustee by instrument of record in Book 5226, page 436, said Register's Office, 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 December 1, 8 and 15, 1977, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Faye Bracey, Successor 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 Friday, December 30, 1977, at 12:00 Noon, at the south door of the Court House in Davidson County, Tennessee; and

WHEREAS, at said sale, Peoples of Nashville Company was the highest and best bidder, the amount of its bid being in the sum of THREE HUNDRED AND NO/100THS ($300.00) DOLLARS, and the Peoples of Nashville Company, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Faye Bracey, Successor Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Peoples of Nashville Company, its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the eastern 30 feet front of Lot No. 10, Block F in the Hermitage Addition, of record in Book 57, pages 42 and 43, Register's Office for said County.

Said part of said lot fronts 30 feet on the south side of Robertson Street and runs back between lines along the west side of Donelson Street, 165 feet to an alley.

Being the same property conveyed to Joe C. Brown by deed from W. L. Bainbridge Company, of record in Book 4316, page 324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Internal Revenue Service right of redemption, if any.

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Peoples of Nashville Company, its successors and assigns, forever.

I, Faye Bracey, Successor Trustee under the said Deed of Trust of record in Book 4316, page 324, Register's Office for said County, do hereby transfer, assign, and convey unto the said Peoples of Nashville Company, its successors and assigns, all of the right, title and interest in and to 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 Faye Bracey, Successor Trustee, has hereunto set her hand this 16th day of January, 1978.

Faye Bracey
Successor Trustee

JUN-1 78	CONV	* 300.00				
JUN-1 78	S TAX		B*	.78		
JUN-1 78	PR FEE		B*	.50		
JUN-1 78	W DEED		B*	4.00	*	5.28

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Diana Poole, a Notary Public in and for the State and County aforesaid, the within named Faye Bracey, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument, as Successor Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 16th day of January, 1978.

Diana Poole
Notary Public

My Commission Expires:

May 23, 1979