This Instrument Was Prepared By
WILLIAM B. BRUCE
Attorney at Law
2108 Parkway Towers
Nashville, Tennessee 37219

BOOK 5293 PAGE 319

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. F. A. Harwell, et al (NAME:)	Mr. F. A. Harwell, et al (NAME:)	
2517 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	2517 Lebanon Road (STREET ADDRESS)	34-13
Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37214 (CITY) (ZONE) (STATE)	90

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed dated November 23, 1973, of record in Book 4767, page 720, Register's Office for Davidson County, Tennessee, Frank Claxton and wife, Jimmie Lou Claxton conveyed to William G. Traber, Trustee, the hereinafter described property to secure the payment of a promissory note therein mentioned and described; and

WHEREAS, Frank Claxton and wife, Jimmie Lou Claxton, the lawful owner and holder of the aforesaid note and lien, having removed the said William G. Traber as Trustee under said Installment Deed and having replaced him by appointing as Successor Trustee, William B. Bruce, of record in Book 5278, page 108, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument, and Frank Claxton and wife, Jimmie Lou Claxton, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Successor Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said William B. Bruce, Successor Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days; and

WHEREAS, pursuant to said notice, I, the undersigned, William B. Bruce, Successor Trustee, did offer said property for

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $12,900.00

Subscribed and sworn to before me this the 2nd day of June, 1978.

William B. Bruce
Affiant

My commission expires: 4/27/1981
(Seal)

Notary Public

sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes, on Wednesday, May 31, 1978, at 12:00 noon at the Courthouse door in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale F. A. Harwell and Johnny Harwell were the highest and best bidders, the amount of their bid being in the sum of Twelve Thousand Nine Hundred Dollars ($12,900.00), which amount was paid in cash to William B. Bruce, Successor Trustee.

NOW, THEREFORE, in consideration of the premises, I, William B. Bruce, Successor Trustee, having bargained and sold and by those presents do transfer and convey unto F. A. Harwell and Johnny Harwell, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 5 of Block "A" East Lawn Subdivision, of record in Book 547, page 153 and 154, Register's Office for Davidson Dounty, Tennessee.
>
> Said Lot No. 5 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a line in the rear measuring 50 feet thereon.
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> Being the same property conveyed to Annam Varalaxmi and husband, Jagannath B. Annam by deed from Preston W. Hill and wife, Rose M. Hill, as of record in Book 4795, page 912, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale, and to all other restrictions, easements and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said F. A. Harwell and Johnny Harwell, their heirs and assigns, forever.

I, William B. Bruce, Successor Trustee under said Installment Deed, do hereby transfer, assign and convey unto the said F. A. Harwell and Johnny Harwell, their heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer in as full and ample manner as I, as Successor Trustee under said Installment Deed, can

or should do, and subject to all restrictions, easements and encumbrances which are of record or may affect title to said premises, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned William B. Bruce, Successor Trustee, has hereunto set his hand this the 2nd day of June, 1978.

William B. Bruce
WILLIAM B. BRUCE
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cleve Heathens, Notary Public in and for said County and State, the within named William B. Bruce, the bargainor, 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 the 2nd day of June, 1978.

Cleve Heathens
Notary Public

My Commission Expires: 7/27/1981

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IDENTIF. REFERENCE
JUN 2 1 08 PM '78
FELIX Z. ... REGISTER
DAVIDSON CO., TN.

JUN-2 78	CONV	12,900.00				
JUN-2 78	S'TAX		B*	33.54		
JUN-2 78	PR'FEE		B*	.50		
JUN-2 78	W'DEED		B*	6.00	*	40.04