This Instrument Prepared by
James E. Maurer
513 Nashville Bank & Trust Bld
Nashville, Tenn

BOOK 5298 PAGE 991

D E E D

WHEREAS, JOSEPH R. PHILLIPS and wife, SARAH W. PHILLIPS, by the terms and conditions contained in a certain installment deed dated December 7, 1971, executed by CECIL E. WEBB, JR. and wife JEANNE W. WEBB, to JOSEPH R. PHILLIPS and wife SARAH W. PHILLIPS conveyed in said instrument certain real property therein described to L. R. Grimes, Jr., as Trustee, for the pupose of securing a certain Promissory Note executed by the said JOSEPH R. PHILLIPS and wife SARAH W. PHILLIPS, of even date therewith, and also to secure interest to accrue on same, attorney's fee, Trustee's commissions and costs of foreclosure as provided therein, said Installment Deed being of record in Book 4559, page 405, Register's Office of Davidson County, Tennessee; and,

WHEREAS, the said L. R. Grimes, Jr, Trustee, became unable to act as Trustee in the premises and by written appointment of CECIL E. WEBB, JR. and wife JEANNE W. WEBB, the lawful owners of the said note evidencing the indebtedness secured by the said Installment Deed, which said appointment is dated May 24, 1978, and of record in Book 5289, page 440, of the Register's office of Davidson County, Tennessee, did appoint JAMES E. MAURER, as Substitute Trustee, as substitute to the said L. R. Grimes, Jr., Trustee; and,

WHEREAS, the indebtedness secured by the said Installment Deed was not paid according to the terms and conditions of same, and pursuant to the authority vested in the said Installment Deed, the lawful owner and holder of said note and of said indebtedness secured by said Installment Deed declared the entire indebtedness immediately eligible, due and payable, and the said JAMES E. MAURER, Substitute Trustee, at the request of the owner and holder of said note, thereupon advertised said property for sale in accordance with the terms and provisions of said Installment Deed, in the Nashville Record, a newspaper published in Davidson County, State of Tennessee, naming the 26th day of May, 1978, at 12:00 o'clock Noon, at the South Door of the Court House, in Davidson County, Tennessee, located in the City of Nashville on the Public Square, in said County and State, as the time and place of sale; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4,030.00
James E Maurer
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 1978
Deputy Register

WHEREAS, the said JAMES E. MAURER, Substitute Trustee, appeared at the place mentioned in said advertisement, on May 26, 1978, at 12:00 o'clock, Noon, and offered said land for sale, to the highest bidder for cash, subject to all unpaid taxes, in accordance with the terms and conditions of said Installment Deed, at which time Robert W. Parkhurst and Edd R. Turner, III, appeared and bid the sum of FOUR THOUSAND and FIFTY and No/100 ($4,050.00) DOLLARS for said real estate described in said Installment Deed, which bid being the highest, best and last bid made, was duly accepted by JAMES E. MAURER, Substitute Trustee, and the property was struck off and sold to the said Robert W. Parkhurst and Edd R. Turner, III subject to all unpaid taxes against said property.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, and of the said sum of FOUR THOUSAND AND FIFTY and no/100 ($4,050.00) DOLLARS, which has been credited on the above indebtedness mentioned in said Installment Deed, interest on same and costs of foreclosure, I, JAMES E. MAURER, Substitute Trustee, as aforesaid, have bargained and sold, and do hereby convey unto the said ROBERT W. PARKHURST and EDD R. TURNER, III, their heirs and assigns, the following described real property, to-with:

LAND IN DAVIDSON COUNTY:

Being lot No. 24 of George W. Stainback's Corrected Plan, as of record in in book No. 161, page No. 141, Register's Office for Davidson County, Tennessee. Said lot No. 24 fronts 50 feet on the east side of Pennock Avenue and extends back between parallel lines 150 feet more or less to an alley in the rear, and is the same property conveyed to Cecil E. Webb, by deed of Elizabeth E. Wilson and husband W.H. Wilson, dated August 30th, 1919, and recorded in book 33, page 490, Register's office for said County.

Being the same property conveyed to Jospeh R. Phillips and wife Sarah W. Phillips by deed from Cecil E. Webb, Jr., and wife Jeanne W. Webb of record in book 4559, page 405 Registers office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land to the said ROBERT W. PARKHURST and EDD R. TURNER, III, their heirs and assigns, in fee simple, forever.

The said JAMES E. MAURER, Substitute Trustee, transfers and conveys unto the said ROBERT W. PARKHURST and EDD R. TURNER,III, their heirs and assigns, all of the rights and benefits of the warrenty and all of the

rights and benefits of the warrenty and all of the convenants contained in the said Installment Deed in as full a manner as in said Installment Deed he can, or should convey, but not otherwise.

This conveyance is made subject to all unpaid taxes.

This the 15th day of June, 1978.

James E. Maurer
Substitute Trustee

E 71252

IDENTIF. REFERENCE

JUN 15 9 54 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
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COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, Rose Marie Clark, a Notary Public in and for said County and State, the within named JAMES E. MAURER, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this the 15 day of June, 1978

Rose Marie Clark
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE ROSE MARIE CLARK

My Commission Expires: 1-27-79

Property Address 1011 Pennock Ave. Nashville, Tenn
Map 82-3 Parcel 309
Send Tax Bills To Robert Parkhurst and Edd R. Turner, Stahlman Bldg, Nashville, Tenn 37201

JUN 15 CONV *4,050.00
JUN 15 S'TAX B* 10.40
JUN 15 PR'FEE B* .50
JUN 15 W'DEED B* 6.00 * 16.90