New Owners & TAX Bills
Tanley & Oakley INVestments Co.
First American Center 20th Fl.
Nashville, TN.

MAP 92-6
Pars 687, 688, 689
690 & 691 1s

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

BOOK 5303 PAGE 679

Larry D. Woods,

Trustee,

to

L. Carol Tanley, Jr., Rick C. Tanley and Charles C. Grice as tenants in common,

Purchaser.

Trustee Deed

JUN27 CONV 10,600.00
JUN27 S'TAX B* 27.56
JUN27 PR'FEE B* .50
JUN27 W'DEED B* 6.00 34.06

WHEREAS, by installment deed of record in Book 5117, page 466, Register's Office for Davidson County, Tennessee, the following described property was conveyed in trust to Larry D. Woods, Trustee, to secure a debt in the original principal amount of fourteen thousand ($14,000.00) dollars with interest at the rate of ten (10%) per cent per annum; and

WHEREAS, said debt, obligation and liability is in default; and

WHEREAS, notice of said default and notice of foreclosure has been given; 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, the trustee was 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 and 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 May 25, June 1, June 8, and June 15, 1978, and pursuant to

said advertisements, said sale was held at the time and place so advertised, to-wit: Friday, June 23, 1978, at 12:00 p.m. (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 ten thousand six hundred ($10,600.00) dollars 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 L. Carol Tanley, Jr., Rick C. Tanley and Charles C. Grice as tenants in common, the receipt of which is hereby acknowledged, I, Larry D. Woods, Trustee, have this day bargained and sold, and by these presents do hereby transfer and convey unto L. Carol Tanley, Jr., Rick C. Tanley, and Charles C. Grice as tenants in common the following land situated in Davidson County, Tennessee and more particularly described as follows: to-wit:

> Being the southerly 250 feet of the east half of lot or block No. 13 on the map of Midway, as of record in Book 421, page 11, Register's Office for said County.
>
> Said southerly part of the east half of Lot or block No. 13 fronts 250 feet on the westerly side of 29th Avenue North, formerly Fern Street and runs back between parallel lines with the northerly margin of an alley, 150 feet to an alley in the rear.
>
> Being part of the same property conveyed to Phil Cohen and Gilbert Lee Cohen by deed of record in Book 4430, page 445, Register's Office for Davidson County, Tennessee (the said Phil Cohen having since died) and conveyed to O.H. Boatright, Jr., Trustee, by installment deed of record in Book 5117, page 466, said Register's Office.

together with all the privileges and appurtenances thereunto belonging, including all improvements 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 trustee can or ought to convey unto the power invested in him in said installment deed and his appointment as trustee and said trustee, the grantor herein, does hereby convey, transfer, and assign to th grantee herein, all the warranties and covenants conveyed in said installment deed. This conveyance is subject to any unpaid taxes, rights of way, restrictive covenants, easements, and similar interests, and any matters of public record.

IN WITNESS WHEREOF, the said Larry D. Woods, Trustee, has hereunto set his hand this 23rd day of June, 1978.

Larry D. Woods, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SANDRA BLINCO, a notary public in and for the aforesaid county and state, Larry D. Woods, 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 23rd day of June, 1978.

NOTARY PUBLIC

My Commission Expires:

May 31, 1981

E 7 3 5 4

IDENTIFICATION REFERENCE

JUN 27 10 59 AM '78

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

I, Larry D. Woods, Trustee, hereby certify that the actual consideration for the transfer or the value thereof, whichever is greater, is $ 10,600.00

Larry D. Woods, Trustee

SWORN TO and SUBSCRIBED before me this 23rd day of June, 1978.

NOTARY PUBLIC

My Commission Expires:

May 31, 1981