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Buyer + Jef Bibb — Map Parcel 71-5-16.9

Joann Nanni etux + Jack J Cohen et ux 5th Ideal Statutory Bo

TRUSTEE'S DEED

WHEREAS, by Deed of Trust and Note dated November 13, 1975, of record in Book 4970, page 813, Register's Office for Davidson County, Tennessee, Mattie Louise Caruthers conveyed to John Ross Nanni, Trustee, the hereinafter described real estate, to secure Note of even date therewith, which Note is fully described in said Deed of Trust; and,

WHEREAS, default having occurred in the payment of said Note, and in accordance with the terms of said Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the owner and holder of the said indebtedness directed the said John Ross Nanni, Trustee, to sell the said property described in the Deed of Trust, and in accordance with the terms thereof, pursuant to said direction, John Ross Nanni, Trustee, did advertise the said property for sale as provided in said Deed of Trust and Note, and the said property was advertised to be sold at 12:00 o'clock, Noon at the front door of the Courthouse in Davidson County, Tennessee, on the 29th day of June, 1978, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Nashville, Davidson County, Tennessee, on May 25, June 1, June 8, 1978; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, John J. Nanni, acting as agent for the owner and holder of said NOte, was the highest and best bidder.

JUL 14 78	CONV	*5,400.00			
JUL 14 78	S'TAX		B*	14.04	
JUL 14 78	PR'FEE		B*	.50	
JUL 14 78	W'DEED		B*	6.00	* 20.54

NOW, THEREFORE, the undersigned, JOHN ROSS NANNI, Trustee, pursuant to the bid of John J. Nanni, acknowledges receipt of the sum of $5,400.00, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto John J. Nanni, and wife, Marcella D. Nanni, a one-half undivided interest, and Jack J. Cohen and wife, Bessie D. Cohen, a one-half undivided interest, their heirs and representatives, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Brooklyn Heights Subdivision of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 33 fronts 40 feet on the southerly side of Meade Avenue and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to John Ross Nanni, Trustee, by deed of trust from Mattie Louise Caruthers and James E. Reed of record in Book 4970, page 813, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John J. Nanni and wife, Marcella D. Nanni, a one-half undivided interest, and Jack J. Cohen and wife, Bessie D. Cohen, a one-half undivided interest, their heirs and representatives, forever; and John Ross Nanni, Trustee, does hereby transfer, assign, and set over unto John J. Nanni and wife, Marcella D. Nanni, a one-half undivided interest, and Jack J. Cohen and wife, Bessie D. Cohen, a one-half undivided interest, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant title as fully as he, as Trustee, is authorized so to do, but no further or otherwise.

IN WITNESS WHEREOF, the said John Ross Nanni, Trustee, has executed this instrument on this the 8th day of July, 1978.

John Ross Nanni
JOHN ROSS NANNI, Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named John Ross Nanni, 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, Davidson County, Tennessee, this the 8th day of July, 1978.

Notary Public

My Commission Expires: 11-17-79

E 7.6 8.2 6

IDENTIF. REFERENCE

JUL 14 2 32 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5,400.00. This 8th day of July, 1978.

John Ross Nanni
Affiant

Sworn to and subscribed before me, this 8th day of July, 1978.

Notary Public

My Commission Expires: 11-17-79

THIS TRUSTEE'S DEED WAS PREPARED BY: JAMES V. MONDELLI
Attorney at Law
214 Third Avenue, North
Nashville, Tennessee, 37201