Prepared by
Henry Fogley & Chernau
3rd Ave. North Nashville

MAP 82-8
Par 168 Is

ADDRESS NEW OWNER:

Peoples of Nashville Company
223 Fourth Avenue, North
Nashville, Tennessee 37219

SEND TAX BILLS:

Same

BOOK 5312 PAGE 336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

Faye Bracey
Affiant

Subscribed and sworn to before me this 18th day of April, 1978.

Notary Public

My Commission Expires: May 23 1979

E.7.7.25.0 TUBE

IDENTIF. REFERENCE

JUL 18 9 46 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

D E E D

WHEREAS, by Deed of Trust dated February 23, 1976, of record in Book 4999, page 589, Register's Office for Davidson County, Tennessee, Robert L. Swanson and wife, Margaret D. Swanson conveyed the property hereinafter described to Stanley M. Chernau, 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 5262, page 153, 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 March 23, March 30, and April 6, 1978, 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, April 14, 1978, 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 FIVE THOUSAND 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 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 Lot No. 176 of Block 1 on the Plan of F. O. Beasley's McFerrin Addition to East Nashville, of record in Book 57, page 136, Register's Office for said county.

Said Lot No. 176 fronts 50 feet on the westerly side of Myrtle Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert L. Swanson and wife Margaret D. Swanson by deed from Herbert L. Harper, Trustee of record in Book 4254, page 427, said Register's Office, the said Robert L. Swanson having since died and the property is now vested in Margaret D. Swanson as the surviving tenant by the entirety.

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 4999, page 589, 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 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 18th day of April, 1978.

Faye Bracey
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Drena Pride, 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 in Nashville, Tennessee, this 18th day of April, 1978.

Drena Pride
Notary Public

My Commission Expires:
August 23, 1979

JUL 18 CONV *5,000.00
JUL 18 S'TAX B* 13.00
JUL 18 PRFEE B* .50
JUL 18 W'DEED B* 4.00 * 17.50