ADDRESS NEW OWNER:

IRENE SHARBER

1106 North 5th Street

Nashville, Tn.

SEND TAX BILLS TO:

First Federal Savings & Loan

4th & Union

Nashville, TN.

THIS INSTRUMENT PREPARED BY
FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

Field Book No: 82 03 386

TRUSTEE'S DEED

BOOK 5344 PAGE 805

WHEREAS, default was made in the terms, conditions and payments made and provided for in an Installment Deed dated April 1, 1976, executed by BUFORD L. BURNS, a single person, to J. J. Foley, Jr., Trustee, of record in Book 5011, page 919, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded and said Trustee having been requested so to do by the lawful owner and holder of the indebtedness secured by said Installment Deed, I, J. J. Foley, Jr., Trustee, caused said real estate to be advertised in accordance with the provisions of said Installment Deed, by three weekly publications appearing in THE NASHVILLE RECORD on August 31, 1978, September 7, 1978 and September 14, 1978, advertising that said real estate would be sold at 12:00 o'clock, Noon, September 21, 1978, at the South door of the Courthouse of Davidson County, Tennessee, in Nashville, to the highest bidder for cash, free from all equities of redemption, homestead and dower and all other exemptions of every kind and nature, all of which were expressly waived in said Installment Deed, but subject to any and all taxes which might be a lien upon said real estate and Deed of Trust as of record in Book 4240, page 257, Deed of Trust of record in Book 4605, page 661, said Register's Office and to Vendor's Lien retained in Instrument of Record in Book 4989, page 490, said Register's Office and to all unpaid taxes which may be a lien against said property; and at the time and place stated in said advertisement, I, J. J. FOLEY, Jr., Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of FOUR THOUSAND THREE HUNDRED SEVENTY-FOUR AND 12/100 Dollars, by IRENE SHARBER, to whom said property was sold.

NOW, THEREFORE, in consideration of the premises and the sum of $4,374.12 paid by the said IRENE SHARBER, by crediting said sum against the indebtedness secured by said Installment Deed. Therefore, I, J. J. Foley, Jr., Trustee, have this date bargained and sold, and by these presents do transfer and convey to IRENE SHARBER, her heirs and assigns a certain tract or parcel of land situated in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Lying and being in the City of Nashville, Davidson County, Tennessee, and being Lot No. 11 in the Sharpe & Horn's First Addition to North and East Nashville, which plan is of record in the R.O.D.C., Tennessee, Book 57, page 152.

Said lot fronts 50 ft. on the westerly side of North Fourth Street, formerly Lischey Avenue, and extends back in a westerly direction between parallel lines 153 feet to an alley.

Being the same property conveyed to Buford L. Burns by installment deed from Irene Sharber, of record in Book 5011, page 919, Register's Office for said County.

This is improved property at 1020 Lischey Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the estate appurtenances, title and interest thereto belonging to IRENE SHARBER, her heirs and assigns forever.

And I do covenant with the said IRENE SHARBER, that I am lawfully seized and possessed of said real estate as Trustee only, and by terms of above mentioned Installment Deed have a good right to sell and convey the same, and that same is unencumbered except for liens in Book 4240, page 257, Book 4605, page 661, and Book 4989, page 490 which said liens IRENE SHARBER, takes subject to and further for any and all taxes that may be assessed against the property. I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said real estate to IRENE SHARBER, her heirs and assigns against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

WITNESS my hand this the 21st day of September, 1978.

J. J. FOLEY, JR., TRUSTEE

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SCIENTIFIC REFERENCE

OCT 2 1 08 PM '78

R. Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. J. Foley Jr., Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 1978.

Linda Kay Johnson
Notary Public

My Commission Expires: 5-29-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,374.12.

AFFIANT

Subscribed and sworn to before me, this the 21st day of September, 1978.

My commission expires: 5-29-79

Linda Kay Johnson
NOTARY PUBLIC

OCT-2	CONV	*4,374.12			
OCT-2	S'TAX		B*	11.44	
OCT-2	PR'FEE		B*	.50	
OCT-2	W'DEED		B*	4.00	* 15.94