ADDRESS NEW OWNER:

John J. Nanni, et al
Stahlman Building
Nashville, Tn. 37201

PREPARED BY: MICHAEL F. MONDELLI
Attorney at Law
214 Third Ave. N.
Nashville, Tn. 37201

SEND TAX BILLS TO:

John J. Nanni
Stahlman Building
Nashville, Tn. 37201

MAP & PARCEL NO. 92-6-35, FB No. 11W-33510

TRUSTEE'S DEED

1. WHEREAS, one Jessie Mae Franklin, deceased, executed to John Ross Nanni, Trustee, a certain Deed of Trust upon the property hereinafter described, same being dated December 2, 1976, and of record in Book 5093, page 505, Register's Office for Davidson County, Tennessee.

2. Said indebtedness secured by said Deed of Trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust, gave due notice to the representatives of the deceased, wherein the debtor was advised of the intention of the holder of said note to foreclose the lien of said Deed of Trust if the conditions of the default then existing were not secured by November 30, 1978.

3. The default not having been cured within the time allowed and no hearing having been sought by the debtor, or representative of the debtor, the undersigned Trustee, acting upon the demand of the lawful holder and owner of said indebtedness proceeded to advertise the security for sale at foreclosure by notices to be published in THE NASHVILLE RECORD on November 2, 9, 16 and 23, and in accordance with the provisions of the Deed of Trust.

4. After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Trustee offered said land described in the Deed of Trust, for sale at the South door of the Courthouse in Nashville, Davidson County, Tennessee,

at 11:00 A.M. on November 30, 1978, wherein John J. Nanni, et ux, Marcella D., and John Ross Nanni, et ux, Barbara T. became the last and highest bidders at the price of One Thousand Nine Hundred Forty-three and 20/100 ($1,943.20) Dollars and thereupon the lawful holder and owners of the secured indebtedness directed the undersigned Trustee to execute a Trustee's Deed in favor of John J. Nanni, et ux, Marcella D. Nanni and John Ross, et ux, Barbara T. Nanni.

NOW, THEREFORE, I, JOHN ROSS NANNI, Trustee, as aforesaid in consideration of the premises and the sum of $1,943.20, to me in hand paid, the receipt of which is hereby acknowledged by these presents to transfer and convey unto John J. Nanni, et ux, Marcella D. Nanni, and John Ross Nanni, et ux, Barbara T. Nanni, their successors and assigns, with a full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee and being more particularly described as follows:

BEING the northerly 3 feet of Lot No. 8 and the southerly 20 feet of Lot No. 9 on the Plan of Bransford Realty Company's Subdivision of the west half of Block No. 2 of Midway as of record in Book 421, page 74, Register's Office for said County.

SAID parts of Lots Nos. 8 and 9 front together 23 feet on the easterly side of 29th Avenue North, Formerly Fern Street, and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to JESSIE MAE FRANKLIN as her sole and separate estate, free from the claims of any present or future husband she may have, by deed from ELKIN GARFINKLE, unmarried, of record in Book 2636, page 161, said Register's Office.

Said sale is subject to the following:

Any and all unpaid taxes.

F.04008

BOOK 5372 PAGE 564

IDENTIF. REFERENCE

DEC 7 11 54 AM '78

FELICIA GILL REGISTER
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said property to the said grantees, their successors and assigns forever with the appurtenances and all interest thereon appertaining.

WITNESS my hand this 5th day of December, 1978.

John Ross Nanni
JOHN ROSS NANNI, TRUSTEE

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the said County and State, the within named John Ross Nanni, 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 in official seal at Nashville, Tennessee this 5th day of December, 1978.

Michael F. Mondelli
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-17-79

SEC-7[illegible] CONV *1,943.20

STATE OF TENNESSEE [illegible]TAX 8* 4.94

SEC-7[illegible]PR'FEE 5* .50

COUNTY OF DAVIDSON SEC-7[illegible] W'DEED 6* 6.00 * 11.44

The actual consideration or true value, whichever is greater, for this transfer is $1,943.20

John Ross Nanni
AFFIANT

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

Sworn to and subscribed before me this 5th day of December, 1978.

Michael F. Mondelli
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-17-79