Rec. 9.70

This Instrument Was Prepared By:

MORRIS LEVINE, Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

Address New Owner:
Jack J. Cohen, Et Ux
Stahlman Building
Nashville, Tennessee 37201

Tax Bills:
S A M E

BOOK 5374 PAGE 356

Field Bk. #11W 31015
Map and Par. #92-6-593

TRUSTEE'S DEED

WHEREAS, on the 29th day of January, 1971, Jack J. Cohen and wife, Bessie D. Cohen, conveyed the herein described property to La-y James Stuart, Jr. and wife, Marion Stuart, the said instrument is of record in Book 4477, page 111, Register's Office for Davidson County, Tennessee; and the said La-y James Stuart, Jr. and wife, Marion Stuart, to secure the indebtedness, obligations and commitments contained therein, executed a promissory lien note, said note providing for monthly payments, all as fully set out in an installment deed, which is of record in Book 4477, page 111, Register's Office for Davidson County, Tennessee, to which reference is here made; and

WHEREAS, default was made in the payment of said note, and the lawful owners and holders thereof made demand upon me, as Trustee, to foreclose on said property; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said installment deed, to sell said property at 12:00 o'clock, Noon, on Friday, December 8, 1978, at the South Door of the Davidson County Court House in Nashville, Davidson County, Tennessee, for cash; and

WHEREAS, the highest bid received was in the amount of $2,000.00, said offer and bid being made by Jack J. Cohen and wife, Bessie D. Cohen.

NOW, THEREFORE, in consideration of said sum, I, MORRIS LEVINE, TRUSTEE, have bargained and sold and by these presents do transfer and convey unto the said JACK J. COHEN and wife, BESSIE D. COHEN, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 26 on the Map of Buchi's Subdivision of Lot No. 20 McNairy Subdivision, as of record in Book 421, page 66, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the easterly side of 26th Avenue, North, and runs back between parallel lines 154 feet, more or less, to an alley.

STATE OF TENN.
County of Davidson
No actual consideration - OR
value whichever is greater
for this transfer is $2000.00
Jack J. Cohen
AFFIANT

Subscribed and sworn to before me this 12th day of Dec 1978
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 2-11-80

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JACK J. COHEN and wife, BESSIE D. COHEN, their heirs and assigns forever.

This conveyance is made by me as Trustee, but no further or otherwise.

WITNESS my hand, this 13th day of December, 1978.

Morris Levine
TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Morris Levine, 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 Nashville, Tennessee, on this the 13th day of December, 1978.

Sarah Horner
NOTARY PUBLIC

SARAH HORNER NOTARY PUBLIC DAVIDSON

My Commission Expires: 9-11-80

13	CONV	*2,000.00		
13 S'TAX			C* 5.20	
13 PR'FEE			C* .50	
13	W'DEED		C* 4.00	* 9.70

F.048426

IDENTIF. REFERENCE

Dec 13 8 54 AM '78

REGISTER