This instrument prepared by:
John R. Cheadle, Jr.
Attorney at Law
515 Stahlman Building
Nashville, TN 37201

Send Tax bills to
Address New Owner: Map 81-12
Mellicent Jones Par 116
1603 - 9th Avenue, North 117 Jo
Nashville, Tennessee 37208

BOOK 5374 PAGE 642

TRUSTEE'S DEED

WHEREAS, by installment deed dated September 20, 1975, of record in Book 4959, page 945, Register's Office for Davidson County, Tennessee, Ernest Whiteside, Elwood Sherrill, James Seay, Jr., Angela Marie Horton, Reverend Carstella Evans, Trustees of Corinth Missionary Baptist Church, conveyed the property hereinafter described to Robert O. Mallernee, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; to wit: the said Ernest Whiteside, Elwood Sherrill, James Seay, Jr., Angela Marie Horton, Reverend Carstella Evans, Trustees of Corinth Missionary Baptist Church, therein assumed two promissory notes executed by Mellicent Jones on July 1, 1975, payable to the order of Julia L. Mallernee and secured by an installment deed dated July 1, 1975, of record in Book 4931, page 305, Register's Office for Davidson County, Tennessee, said assumed notes being in the principal amounts of $3,128.68 and $450.00, each drawing interest at the rate of 8% per annum; the note for $3,128.68 payable $45.00 per month, including principal and interest, the first payment due on October 1, 1975, and the note for $450.00 payable on or before July 1, 1976; the said Ernest Whiteside, Elwood Sherrill, James Seay, Jr., Angela Marie Horton, Reverend Carstella Evans, Trustees of Corinth Missionary Baptist Church, also secured therein their promissory note dated September 20, 1975, payable to the order of Mellicent Jones in the principal amount of $612.58 with interest at the rate of 8% per annum, said principal amount and interest payable on or before September 20, 1976; and

WHEREAS, default was made in the payment of the said indebtedness payable to Mellicent Jones in the principal amount of $612.58 and in performance of the other covenants and agreements contained in said instrument, and Mellicent Jones, the

lawful owner and holder of said indebtedness, having declared all of the unpaid amount due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Robert O. Mallernee, Jr., Trustee, 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 or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on November 9, November 16, and November 23, 1978, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert O. Mallernee, Jr., Trustee, did offer said property for sale at public outcry, to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead, and subject to any and all unpaid taxes, to the indebtednesses in the principal amounts of $3,128.68 and $450.00 owed to Julia L. Mallernee and secured by the installment deed of record in Book 4959, page 945, Register's Office for Davidson County, Tennessee, and to all other encumbrances, restrictions and easements, which are of record or may affect title to the said premises, on Friday, December 1, 1978, at 12:00 o'clock noon at the south door of the Courthouse in Nashville, Tennessee, and

WHEREAS, at said sale, Mellicent Jones was the highest and best bidder, the amount of her bid being in the sum of TWO HUNDRED, FIFTY AND NO/100 ($250.00) DOLLARS, and the said Mellicent Jones being the holder of one of the indebtednesses secured by said installment deed, together with the expense of said sale amounting to more than said bid, accordingly she was not required to pay any cash to the Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Robert O. Mallernee, Jr., Trustee, have bargained and sold and by these presents do transfer and convey unto Mellicent Jones,

a single person, her heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Being the southerly 10 feet of Lot 315 and the northerly 20 feet of Lot 316 of McGavock, Wetmore and Other's Addition, of record in Book 21, page 23, R.O.D.C., Tennessee. Said lots join and front 30 feet on the easterly side of Arthur Avenue and extend back between parallel lines 150 feet to an alley. Land in Davidson County, Tennessee, being the southerly 30 feet of Lot 316 on the Plan of McGavock's Addition, of record in Book 21, page 23, Register's Office for said County. Said part of said lot fronts 30 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley. Included in the above description but specifically excluded therefrom is that portion of property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, by deed from Ione B. Goodpasture of record in Book 4239, page 797, Register's Office for Davidson County, Tennessee, described as follows:
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> Beginning at the apparent common corner between the northerly 20 feet and the southerly 30 feet of Lot 316 on the Plan of McGavock's Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said Addition, as of record in Book 21, page 23, R.O.D.C., Tennessee, said common corner being located by survey, S 47° 30' 29" E 271 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continuing with the westerly margin of said alley and the easterly boundary of said Lot 316, S 47° 30' 29" E 30 feet to the apparent common corner of Lots 316 and 317 in the aforesaid subdivision; thence with the common line between said Lots 316 and 317 S 42° 33' 42" W 34.62 feet to a point, thence N 1° 37' 04" E 45.78 feet to the point of beginning, containing 519 square feet, more or less.
>
> Being the same property conveyed to Mellicent Jones by deed from Julia L. Mallernee of record in Book 4931, page 305, R.O.D.C., Tennessee. This conveyance is made subject to perpetual easement of record in Book 4239, page 709, and also subject to easement of record in Book 4373, page 50, R.O.D.C, Tennessee.

This conveyance is made subject to any and all unpaid taxes, to the indebtednesses in the principal amounts of $3,128.68 and $450.00 owed to Julia L. Mallernee and secured by the installment deed of record in Book 4959, page 945, Register's Office for Davidson County, Tennessee, and to all other encumbrances, restrictions and easements which are of record or may affect title

to the said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Mellicent Jones, her heirs and assigns, forever.

I, Robert O. Mallernee, Jr., Trustee, under said installment deed, do hereby transfer, assign and convey unto the said Mellicent Jones, a single person, her heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Trustee, under said installment deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Robert O. Mallernee, Jr., Trustee, has hereunto set his hand this 1st day of December, 1978.

Robert O. Mallernee Jr

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert O. Mallernee, Jr., the bargainor, with whom I am personally acquainted and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 1978.

M. L. [illegible]
NOTARY PUBLIC

RANDALL WATERHOUSE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
4/27/80

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,241.26.

Robert O. Mallernee Jr.
Affiant

Subscribed and sworn to before, this the 1st day of December, 1978.

M. L. Rankin
NOTARY PUBLIC

My Commission Expires:
4/27/80

F.04979

IDENTIFICATION
DEC 13 2 22 PM '78

CONV *4,241.26
S'TAX C* 10.92
PR'FEE C* .50
W'DEED C* 10.00 * 21.42