92-3-36

BOOK 5393 PAGE 699

PREPARED BY
VADEN LACKEY, JR.
THIRD AVE. NORTH
NASHVILLE, TENN.

ADDRESS NEW OWNER:
Arthur K. Lowen
15th Floor, Third Nat,l Bank Bldg.
Nashville, Tennessee 37219

SEND TAX BILLS:
Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,600.00.

Affiant

Subscribed and sworn to before me this 7th day of January, 1979.

Notary Public

My Commission Expires: [illegible] 1982

D E E D

WHEREAS, by Deed of Trust dated December 2, 1961, of record in Book 3296, page 147, Register's Office for Davidson County, Tennessee, Alfred Finkelstein and wife, Ruth D., and Sidney Averbuch and wife Juliet G. conveyed the property hereinafter described to Vaden Lackey, Jr., 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 Fidelity Federal Savings & Loan Association, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to excercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Vaden Lackey, Jr., Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper of January 4, 11, and 18, 1979, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Vaden Lackey, Jr., 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 January 30, 1979, at 12:00 noon at the south door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Arthur K. Lowen was the highest and best bidder, the amount of his bid being in the sum of 25,600.00 DOLLARS.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF twenty-five thousand, six hundred ($25,600.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Vaden Lackey, Jr., Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Arthur K. Lowen, his heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Map of J. A. Jowletts Subdivision of Lot No. 3 of Mrs. Elizabeth Harding's Plan of record inBook 57, page 67, Register's Office for said County.

Said Lots Nos. 7 and 8 adjoin and front 100feet on the south side of Jefferson Street and run back between parallel lines, 182 feet to an alley.

Being the same property conveyed to Sidney Averbuch, Emanuel Schatten, and Mandel L. Cypress, by deed from A. L. Fielder and wife, Carrie Sue Fielder, of record in Book 2884, page 441, and by deed from David Wise and wife, Fanny Wise, of record in Book 2902, page 51, R.O.D.C.,

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Tennessee; the said Emanuel Schatten and Mandel L. Cypress, having conveyed their interest in same to Alfred Finkelstein by deed of record in Book 3072, page 151, R.O.D.C., Tennessee; and a one-third interest in said property having been acquired by Alfred Finkelstein and Sidney Averbuch, by deed from Rodney Wise, of record in Book 3103, page 421, R.O.D.C., Tennessee, thereby vesting all of said property in Alfred Finkelstein and Sidney Averbuch, as tenants in common.

The first mortgage against said property by Deed of Trust from the same mortgagor to the same Trustee of record in Book 3214, page 225, said Register's Office, to secure the said Fidelity Federal Savings & Loan Association, having been combined with the mortgage herein foreclosed, is hereby satisfied in full and shall be released by the said Fidelity Federal Savings & Loan Association.

This conveyance is made subject to unpaid taxes, if any.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Arthur K. Lowen, his heirs and assigns, forever.

I, Vaden Lackey, Jr., Trustee under the said Deed of Trust of record in Book 3296, page 147, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Arthur K. Lowen, his heirs and assigns all of the right, title and interest in and to said property vested in me, and which I have a 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 Vaden Lackey, Jr., Trustee, has hereunto set his hand this second day of February, 1979.

Vaden Lackey, Jr., Trustee
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Joy Johnson, a Notary Public in and for the State and County aforesaid, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 2nd day of February, 1979.

Joy Johnson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
Oct. 17, 1982

F.I. 3378

IDENTIF. REFERENCE

FEB 8 4 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.