This instrument prepared by Clark H. Tidwell, Attorney-at-Law, 24th Floor, L & C Tower, Nashville, Tennessee 37219

Name and Address of New Owner	Send Tax Bill to	BOOK 5397 PAGE 711
B & B Properties 3722 Old Hickory Boulevard Nashville, Tennessee 37209	B & B Properties Old Hickory Boulevard Nashville, TN 37209	Map 104-9 Parcel #48

Mail

TRUSTEE'S DEED

WHEREAS, under date of October 15, 1975, Lehman E. Franks and wife, Delana C. Franks, executed a certain Deed of Trust to Truman S. Wrenne, Trustee, for the purpose of securing the debt and obligations therein described which Deed of Trust is recorded in Book 4962, page 37, Register's Office of Davidson County, Tennessee; and

WHEREAS, W. C. Harbison and wife, Helen L. Harbison, and now Helen L. Harbison, W. C. Harbison being deceased, the holder and owner of the debt secured by said Deed of Trust, having not received the payments as provided in a certain note dated October 15, 1975 so secured by the said Deed of Trust and the improvements on the said property not being kept in good repair and taxes not paid when due; and

WHEREAS, default in the obligations secured by said Deed of Trust having occurred and the undersigned, as Trustee, being requested to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Trustee, did, in compliance with the provisions of said Deed of Trust advertise for sale the property conveyed by same, the advertisement of sale having been published in THE NASHVILLE RECORD, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of January 1, 1979, January 11, 1979, January 23, 1979 and February 1, 1979 of said newspaper, said sale having been advertised for Monday, February 12, 1979, commencing at twelve o'clock noon, at the Front Door of the Courthouse, Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest and best bid of said property was then and there made by B & B Properties, a partnership of Irving B. Rosenblum and Brenda W. Rosenblum acting through its agent, Irvin Wolf, to-wit: a bid of $28,000.00 for said property, which bid was then and there accepted by the undersigned as Trustee.

NOW THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned Truman S. Wrenne, as Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said B & B Properties, a partnership, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Being Lot No. 178 on the Map of the Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for said County.
> Said Lot No. 178 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley.
>
> Being the same property conveyed to Lehman E. Franks, et ux, by deed from W. C. Harbison, et ux, of record in Book 4962, page 35, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said B & B Properties, a partnership, its successors and assigns, in fee simple forever.

The undersigned Trustee believes the title hereby conveyed to be good, but only warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Trustee, under the provisions of the above described Deed of Trust, and not further or otherwise and expressly excluding certain property taxes, interest and penalty which are due and owing.

The proceeds of this sale, the receipt of which the undersigned Trustee hereby acknowledges, have been applied as follows:

4512 02/22 79.30- CHECK

BOOK 5397 PAGE 713

Amount of Bid		$28,000.00
Advertisement	$176.40	
Attorneys Fee	$1,134.25	
Trustee's Fee	$100.00	
Debt secured by above described Deed of Trust	$22,684.98	
Deed of Trust	$24,095.63	
Balance due Lehman E. Franks, et us		$3,904.37

WITNESS the signature of the undersigned Truman S. Wrenne, Trustee, this the 12TH day of February, 1979.

Truman S. Wrenne, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said state and county, Truman S. Wrenne, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of February, 1979.

Notary Public

My Commission expires: Jan 18, 1982

FEB 22 11 40 AM '79

FELIX A. ALSUP, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F-15251

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Truman S. Wrenne, Trustee

Sworn to and subscribed before me

this 21st day of February, 1979.

My commission expires January 18, 1982 Notary Public