7661 3/20 55.74- CASH

Prepared by:
WOODS & WOODS
A Professional Association
121 17th Avenue South
Nashville, Tennessee 37203

Map 52-13
Par 25 & 26 Js

JAMES N. BRYAN, JR.,

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Successor Trustee,

to

Successor Trustee's Deed

DAN GARFINKLE AND
LARRY COLE

WHEREAS, Emil F. Schulte and wife, Nancy Schulte executed a deed of trust on May 15, 1975 which was recorded in Book 4913, page 218, Register's Office of Davidson County, Tennessee, conveying to Larry Cole, Trustee, certain tracts of real property, including the hereinafter described property, to secure the payment to Lucille Hallum and Margaret Vaughn of certain indebtedness fully described in said deed of trust; and

WHEREAS, said Trustee subsequently resigned and the holders of said indebtedness appointed James N. Bryan, Jr., Successor Trustee by instrument of record in Book 5389, page 963, Register's Office of said County, with all powers contained in the original Deed of Trust; and

WHEREAS, default occurred in the payment of said indebtedness described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness became due and payable and was so declared, and the grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust giving 30 days notice of said sale by advertisement made once a week in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee, on February 8, 15, 22, and March 1, 1979 and pursuant to said advertisement, said sale was held at the time and place so advertised, to wit:

Monday, March 5, 1979 at 12:00 noon at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public auction, to the highest bidder, for cash, free from equity of redemption, homestead, dower, and all other exemptions, which were expressly waived in said deeds of trust; and the grantee herein being the highest and best bidder for cash at said sale, with a bid of Twenty-two Thousand, Four Hundred Dollars ($22,400.00) was declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, for and in consideration of the premises and in further consideration of the aforesaid sum paid in cash by DAN GARFINKLE AND LARRY COLE the receipt of which is hereby acknowledged, I, James N. Bryan, Jr. Successor Trustee, have this day bargained and sold, and by these presents do hereby transfer and convey unto DAN GARFINKLE AND LARRY COLE the following land situated in Davidson County, Tennessee and more particularly described as follows: to wit:

TRACT NO. 1: Being Lot No. 13 and the southerly one-half of Lot No. 14 on the Map of Wooddale Grove, being a subdivision of part of Lot No. 7 in the division of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for said County. Said Lot No. 13 and the southerly one-half of Lot No. 14 front together 75 feet on the westerly side of an unnamed avenue (known now as Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the Cumberland River.

TRACT NO. 2: Being the northerly one-half of Lot No.14 and Lot No. 15 on the Map of Woodale Grove, being a subdivision of part of Lot No. 7 in the division of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for said County. Said northerly one-half of Lot No. 14 and Lot No. 15 front together 75 feet on the westerly side of an unnamed Avenue (known now as Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the Cumberland River.

Being the same property conveyed to Emil F. Schulte by deed from Lucille Hallum and Margaret Vaughn of Record in Book 4913, page 216, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Nancy Schulte, of record in Book 5119, page 793, Register's Office of Davidson County, Tennessee.

Together with all the privileges and appurtenances thereunto belonging, including all improvements, buildings, and equipment thereon and all the rents, issues and profits which may arise therefrom.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DAN GARFINKLE AND LARRY COLE, forever, as fully and completely as the trustee can or ought to convey under the power invested in him in said deeds of trust and his appointment as trustee and said trustee, the grantor herein, all the warranties and covenants conveyed in said deed of trust.

This conveyance is made subject to the liens, if any, on said property, for unpaid taxes and/or any other liens which have priority over the deeds of trust.

In witness whereof, the said James N. Bryan, Jr., Successor Trustee, has hereunto set his hand this 5th day of March, 1979.

Jas N Bryan Jr, Successor Trustee
JAMES N. BRYAN, JR.,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public in and for the aforesaid county and state, James N. Bryan, Jr., Successor Trustee the within named bargainor, with whom I am personally acquainted, and he acknowledged that he executed the within instrument for the purposes therein contained.

In witness whereof, I have set my hand and affixed my official seal at Nashville, Tennessee, this 7th day of March, 1979.

Diane M. Jones
NOTARY PUBLIC

My Commission Expires:
10/17/82

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I, James N. Bryan, Jr., Successor Trustee hereby certify that the actual consideration for this transfer or the value thereof, whichever is greater, is $ 22,400.00 .

James N. Bryan, Jr.

Sworn to and subscribed before me this 7th day of March, 1979.

Diane M. Jones
Notary Public

My Commission Expires:

10/17/82

DIANE M. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

New Owner & tax bills:
Dan Jaffinke
mail 2112 One Commerce Place
Nashville, Tenn.

F. 1. 7. 6. 7. 8.

IDENTIF. REFERENCE

MAR 9 1 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22400.00- CAMT.	
			58.24 CSTAX	
			.50 PRFEE	
			8.00 WDEED	
			CASH	66.74-
764	A03/09/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7. 6 7. 8

IDENTIF. REFERENCE

MAR 9 1 42 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 93284