FROM:
Joe B. Webb, Trustee

TO:
Holly R. Caldwell,
Administratrix of the
Estate of Dora S. Marsh
c/o Gracey, Maddin, Cowan & Bird
300 James Robertson Parkway
Nashville, Tennessee 37201

SEND TAX BILLS TO: Same)

THIS INSTRUMENT PREPARED BY:
Gracey, Maddin, Cowan & Bird
300 James Robertson Parkway
Nashville, Tennessee 37201

Map Parcel No.
71-14
11

BOOK 5420 PAGE 199

D E E D

WHEREAS, ROBERT D. GARDNER, by the terms and conditions contained in a certain installment deed dated July 3, 1975, executed by Dora S. Marsh to Robert D. Gardner conveyed in said instrument certain real property therein contained to Joe B. Webb, Trustee, for the purpose of securing a promissory note executed by the said ROBERT D. GARDNER of even date therewith, and also to secure interest to accrue on same, attorneys fees, trustees commissions and costs of foreclosure as provided therein, said Installment Deed being of record in Book 4933, page 770 of the Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Dora S. Marsh died on June 1, 1978, and on July 27, 1978, the Probate Court for Davidson County, Tennessee, appointed Holly R. Caldwell as Administratrix Ad Litem of the Estate of Dora S. Marsh; and,

WHEREAS, the indebtedness secured by said Installment Deed was not paid according to the terms and conditions of the same, and pursuant to the authority vested in said Installment Deed, Holly R. Caldwell, acting in her capacity as Administratrix Ad Litem, declared the entire indebtedness immediately due and payable and the said Joe B. Webb, Trustee, at the request of the Administratrix Ad Litem, thereupon advertised said property for sale in accordance with the terms and provisions of said Installment Deed, in The Nashville Record, a newspaper published in Davidson County, State of Tennessee, naming the fifth day of April, 1979, at 12:00 noon at the frontdoor of the Court House, in Davidson County, Tennessee, located in the City of Nashville, in said county and state, as the time and place of sale; and,

WHEREAS, the said JOE B. WEBB, Trustee, appeared at the place mentioned in said advertisement, on April 5, 1979, at 12:00 noon, and offered said land for sale, to the highest bidder for cash, subject to all

unpaid taxes, in accordance with the terms and conditions of said Installment Deed, at which time Richard D. Bird, Attorney at Law, acting for and on behalf of the Estate of Dora S. Marsh, appeared and made the highest and best bid in the sum of TWO THOUSAND FIVE HUNDRED and No/100 ($2,500.00) DOLLARS for said real estate described in said Installment Deed, which bid, being the highest and best bid made, was duly accepted by JOE B. WEBB, Trustee, and the property was struck off and sold to the Estate of Dora S. Marsh, subject to all unpaid taxes against the property.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, and of the said sum of TWO THOUSAND FIVE HUNDRED and No/100 ($2,500.00) DOLLARS, which has been credited on the above indebtedness mentioned in said Installment Deed, interest on the same and costs of foreclosure, I, JOE B. WEBB, Trustee, as aforesaid, have bargained and sold and do hereby convey unto said HOLLY R. CALDWELL, Administratrix Ad Litem, of the Estate of Dora S. Marsh, in her capacity as Administratrix Ad Litem, the following described real property, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE:

Being Lot No. 27 on the map of W. G. Bush's subdivision as of record in Book 421, page 24, Register's Office for said County.

Said Lot No. 27 fronts 37 feet on the easterly side of Katie Avenue and runs back between lines 162.5 feet on the northerly line and 160.5 feet on the southerly line along the north margin of Highview Street to an alley in the rear measuring 55 feet thereon.

Being the same property conveyed to Robert D. Gardner by deed from Dora S. Marsh of record in Book 4933, page 770, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land to the said HOLLY R. CALDWELL, Administratrix Ad Litem, her successors and assigns, in fee simple, forever.

The said JOE B. WEBB, Trustee, transfers and conveys unto the said HOLLY R. CALDWELL, Administratrix Ad Litem, her successors and assigns, all of the rights and benefits of the warranty and all of the covenants

contained in said Installment Deed in as full a manner as he can or should convey, but not otherwise.

This conveyance is subject to all unpaid taxes.

This the 11th day of April, 1979.

Joe B. Webb, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mack H. Webb, a Notary Public in and for said County and State, the within named JOE B. WEBB, 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, this 11th day of April, 1979.

Notary Public

My commission expires: 11/8/1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1979.

Deputy Register

F.2377.4

APR 12 10 28 AM '79

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

BOOK 5420 PAGE 202

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
			2500.00- CO	
			6.50 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	13.00-
5525A	04/12/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 3 7. 7. 4

IDENTIFICATION REFERENCE

APR 12 10 29 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 376893