F 30541

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This is improved property
at 1438 Litton Avenue
Nashville, Tenn 37216

IDENTIF. REFERENCE

The actual consideration
for this transfer is
$ 28,636.36
Affiant

SEND TAX BILLS TO:
MOLTON, ALLEN & WILLIAMS
P.O. BOX 10025
BIRMINGHAM, ALABAMA 35202

MAY 22 12 56 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Subscribed and sworn to
before me this 22nd day of
May 1979.
E. Brashears Dep. Reg.
~~Notary Public~~
~~Commission expires:~~

Parcel # 77-11-300

TRUSTEE'S DEED

Whereas, Saleem M. Abdullah and wife, Jacqueline A. Abdullah, executed a deed of trust on the 27th day of July, 1978, which was recorded in Book 5318, page 115, Register's Office for Davidson County, Tennessee, conveying to Wayne R. Tate, Trustee, the hereinafter described property, to secure payment to Molton, Allen & Williams, Inc., a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and conditions of said note and said deed of trust all of said indebtedness has been declared due and collectible, and Molton, Allen & Williams, holder of said note, has demanded of the trustee that he foreclose said deed of trust for the purpose of paying said note, interest and costs as herein provided; and

Whereas, Wayne R. Tate, trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such trustee, advertised the said real estate as required by the terms of siad deed of trust in the Nashville Record, a newspaper published in Davdison County, Tennessee, for sale for cash in bar of the equities of redemption, dower and homestead, and for the purpose of payment of said note, interest and costs, and pursuant to said advertisement, on May 18, 1979, at the front door of the Courthouse in Davidson County, Tennessee, at 12;00 noon, the said Wayne R. Tate, trustee, offered for sale at public outcry to the highest and best bidder the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided for in said deed of trust, when Molton, Allen & Williams, Inc. being the highest and best bidder, became the purchaser at the price of $28,636.36;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Wayne R. Tate, trustee, do hereby sell, transfer and convey, as trustee, unto the said Molton, Allen & Williams, Inc. its successors and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all its hereditaments and appurtenances, to wit:

> Being the Westerly part of Lots Nos. 6 and 7 on the Map of W.J.Myer's Subdivision of certain lots in Maxey's Addition, of record in Book 332, page 66, Register's Office, Davidson County, Tennessee, and being known as Lot No.1 on the Plan of a Resubdivision of said lots 6 and 7, and described according to a survey by Southern Land Surveying Co. Inc., and further described by a survey by John Kohl, and Company, dated July 24, 1978, as follows:
>
> Said lot No. 1 fronts 70.2 feet on the southerly margin of Litton Avenue, and extends back 89.8 feet on the easterly line and 95.5 feet on the westerly line aling the easterly margin of an alley to a dead line in the rear on which it measures 70.0 feet.

TO HAVE AND TO HOLD the same unto the said Molton, Allen & Williams, Inc. its successors and assigns, forever.

Wayne R. Tate covenants as trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as trustee, and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, Wayne R. Tate, trustee, has hereunto set his hand this 21st day of May, 1979.

Wayne R. Tate
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 1979, before me personally appeared Wayne R. Tate, Trustee, to me personally known, who acknowledged that he executed the above deed as trustee for the purposes therein contained.

Dated this 21st day of May, 1979.

Theodore E. Carver
Notary Public

My commission expires: 11-21-79

This instrument was prepared by Theodore E. Carver, Atty, Suite 1100, 1719 West End Bldg., Nashville, Tenn 37203

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

28636.36- CO
74.36 CO TX
.50 PRFEE
4.00 WDEED
CHECK 78.86-
4338A05/22/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30541

IDENTIF. REFERENCE

MAY 22 12 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685425