G. Battle Claiborne

Substitute Trustee

TO

Jack J. Cohen and wife

Bessie D. Cohen

This instrument prepared by:

G. Battle Claiborne
2313 Hillsboro Road
Nashville, Tennessee 37212

BOOK 5510 PAGE 904

7028 10/09 8:32 CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack J. Cohen et ux (NAME)	Same (NAME)	MAP 92-2
3rd & Stahlman Bldg. Union (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 395
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11W 2440

mail

(FOR REGISTER'S USE)

F56469

IDENTIF. REFERENCE

OCT 9 9 53 AM '79

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 1979.

E. Buchanan
Notary Public

~~MY COMMISSION EXPIRES:~~ Dep. Reg

(~~AFFIX SEAL~~)

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 27th day of September, 1979, by and between G. Battle Claiborne, Substitute Trustee, party of the first part, and Jack J. Cohen, and wife Bessie D. Cohen, parties of the second part.

WHEREAS, by installment deed dated the 24th day of August, 1966, of record in the Register's Office for Davidson County, Tennessee, in the Book 4050, page 680, Evolve T. Ayers and wife Ludean W. Ayers conveyed to Ben L. Roskin, as Trustee, the hereinafter described real estate, to secure a promissory note in the original principal amount of Five Thousand Five Hundred Twenty Five Dollars ($5,525.00); and,

WHEREAS, party of the first part was appointed as Substitute Trustee by instrument of record in Book 5476, page 329, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said note, and the holder thereof having directed the first party to sell said property, as provided by said Deed of Trust, the first party did, by publication in a newspaper of general circulation in Davidson County, Tennessee, advertise said property to be sold on this date, and pursuent to said notice, on this date, during legal hours, the first party offered said property for sale at the south door of the Courthouse, Davidson County, Tennessee, after receiving competitive bids, sold said property to Jack J. Cohen and wife Bessie D. Cohen, at the price of Seven Hundred Fifty Dollars ($750.00), this being the highest, last, and best bid,

NOW, THEREFORE, this Deed witnesseth:

That for and in consideration of the sum of Seven Hundred Fifty Dollars ($750.00), receipt of which is hereby acknowledged, the first party has this day, bargained and sold, and does hereby sell, transfer and convey unto the second party, their heirs and assigns, the following described real estate, located at Davidson County, Tennessee, and more particularly described as follows, to wit:

Being the west 25 feet of Lot No. 68 on the plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.
Said part of said lot fronts 25 feet on the north side of Alameda Street and extends back between parallel lines, 140 feet to an alley.
Being the same property conveyed to Evolve T. Ayers and wife, Ludean W. Ayers, by installment deed from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 4050, page 680, Register's Office for Davidson County, Tennessee.

(See Attachment)

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the parties of the second part, their heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the first party, as trustee, does hereby transfer, assign and set over to the second party, all of the covenants and warranties contained in the aforesaid installment deed, and does hereby warrant the title as fully as he is authorized to do as trustee, but not further or otherwise.

WITNESSED the signature of the first party on this the day and date first above written.

G. Battle Claiborne, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named G. Battle Claiborne, trustee, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1979.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:

10-7-80
Date

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5510 PAGE 906

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			750.00- CO	
			1.82 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	8.32-
7028A	10/09/79	B4L		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 6 4 6 9

IDENTIF. REFERENCE

OCT 9 9 53 AM '79

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

No. 717172