Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5538 PAGE 752

9393

12/03 41.60 CHECK

TRUSTEE'S DEED

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel Numbers
Grace Harding Harbison		82-4-389

WHEREAS, under a Deed of Trust dated May 24, 1976 and recorded in Book 5036, page 947, Register's Office for Davidson County, Tennessee, Theodore French and wife, Mary French conveyed to James B. Harding, Trustee, the hereinafter described property to secure the hereinafter mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested James B. Harding, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, James B. Harding, Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the date of September 20, 27 and October 4, 1979, stating that on October 12, 1979, at 12:00 o'clock noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time stated and on said terms, I, James B. Harding, Trustee, offered said property for sale at public outcry at the front door of the Courthouse in Nashville, Davidson County, Tennessee and sold said property to Grace Harding Harbison for $13,495.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, James B. Harding, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Grace Harding Harbison, hereinafter referred to as Grantee, her heirs and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 1 and the westerly 25 feet of the south 150 feet of Manilla Avenue, in the plan of James Burnes Subdivision and other property as of record in Book 421, page 40, Register's Office for said County, as follows: Beginning on the northerly margin of Petway Avenue, 25 feet easterly from the corner of Lots Nos. 1 and 2; thence northerly parallel with the line between the said lots 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, easterly 50 feet to the easterly margin of a proposed 15 foot alley; thence southerly parallel with the first line and the said alley 150 feet to the northerly margin of Petway Avenue; thence with the northerly margin of said avenue 50 feet to the beginning.

Being the same property conveyed to Theodore French and wife, Mary French by deed from Grace Harding Harbison by deed of record in Book 5036, page 944, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest hereto belonging to said Grantee, her heirs and assigns forever, but subject to said taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties of said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 30th day of November, 1979.

James B. Harding
James B. Harding, Trustee

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $13,495.00.

Grace Harding Harbison
Affiant

Subscribed and sworn to before me this 30th day of Nov., 1979

Mary Ensey
Notary Public com. exp. 4/21/80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, James B. Harding, Trustee

the within named 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 30th day of Nov. 1979.

Mary Ensey Notary Public

Commission expires 4/21/80

DEED 3 th PM '79
REGISTER DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE
F 86218

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5538 PAGE 754

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
			13495.00-	CO
			35.10	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	41.60-
9393A	12/03/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66218

IDENTIF. REFERENCE T

DEC 3 3 41 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 729168