BOOK 5567 PAGE 992

3547

02/20 22.70 CASH

TRUSTEE'S DEED

Address of New Owner:	Send Tax Bill:	Map - Parcel No.
Joseph H. Mangum 359 Haywood Lane Nashville, Tenn. 37211	Same	23W 12437

Whereas by installment deed in Book 5510, Page 464, Register's Office for Davidson County, Tennessee, Ronald E. Jones did convey in trust to H. Michael Bennett, Trustee, the hereinafter described real estate to secure a promissory note in the principal amount of Fourteen Thousand ($14,000.00) Dollars with the power of sale vested in said Trustee in the event of default and the payment of said indebtedness; and

Whereas, said installment deed provided that in the event of default on the payment of any indebtedness when due, the entire debt shall, at the option of the holder and owner thereof, become due and payable; and

Whereas, default has been made in the payment of the aforementioned indebtedness and the holder and owner of the notes secured by said deed of trust has declared the entire balance due and payable and has instructed the Trustee to foreclose said deed of trust and to sell said property as provided therein; and

Whereas, H. Michael Bennett, Trustee, did advertise said property for sale at the south door of the court house in Nashville, Davidson County, Tennessee on the 31st day of January, 1980 at 12:00 noon by giving twenty (20) days notice by publication of said sale three times in the Nashville Record on January 10, January 17 and January 24, 1980, and pursuant to said notices the said H. Michael Bennett, Trustee, offered said property for sale at the south door of the court house in Nashville, Davidson County, Tennessee on January 31, 1980 at 12:00 noon, and after receiving competitive bids, sold said property to Joseph H. Mangum and Charles E. Binkley at the price of Five Thousand One Hundred ($5,100.00) Dollars, this being the highest, last, and best bid;

Now, therefore, in consideration of the premises and in consideration of the sum of Five Thousand One Hundred ($5,100.00) Dollars, the receipt of which is hereby acknowledged, the said H. Michael Bennett, Trustee, pursuant

to the powers granted him in said installment deed has bargained, sold, and does hereby sell, transfer, and convey to Joseph H. Mangum and Charles E. Binkley as tenants in common, each owning a one-half undivided interest, their heirs and assigns, free from the equities and exemptions of every kind, all of which are expressly waived by said installment deed, the following described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 415 on the Plan of Edgefield Land Company's Fourth Addition to East Nashville, as of record in Book 57, page 153, and part of a strip marked "Reserved" east of said lot on the Plan of Shelby Village No. Two, as of record in Book 1835, page 48, Register's Office for said County, described together as follows:

BEGINNING at a point on the line between Lots Nos. 414 and 415, said point being 150 feet east of the easterly margin of South 14th Street, being the northeast corner of the property conveyed to Charles W. Minton and wife, by deed from Claude Edward Edwards and wife, of record in Book 1629, page 553, said Register's Office; thence with the line between said two lots and continuing in an easterly direction 123.3 feet, more or less, to the westerly margin of Village Court; thence with same, southwardly 40 feet; thence westwardly 123.5 feet, more or less, to a point 150 feet east of the easterly margin of South 14th Street, being Minton's southeast corner; thence northwardly and parallel with the easterly margin of said street and Minton's easterly line 50 feet to the beginning.

Being the same property conveyed to Marvin Harris by deed from Grace Harris and Bobby Newman Sanders, Executors for Dovie Edwards, of record in Book 5338, page 246, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald E. Jones by deed from Marvin Harris and wife, Reba Harris of record in Book 5510, page 464, Register's Office for Davidson County, Tennessee.

To have and to hold said property with the appurtenances, estate, title, and interest belonging to Joseph H. Mangum and Charles E. Binkley, their heirs and assigns forever.

The said H. Michael Bennett, Trustee, does hereby transfer, assign, and set over to Joseph H. Mangum and Charles E. Binkley, their heirs and assigns all of the covenants and warranties contained in the aforesaid installment deed and does hereby warrant the title to said property as fully as he has authorized to do as Trustee but no further or otherwise.

This conveyance is made subject to all unpaid taxes which may be a lien against the property and to all other liens, encumbrances, and other matters of record.

Witness the signature of the said H. Michael Bennett, Trustee, in Nashville, Tennessee this 31st day of January, 1980.

H Michael Bennett, Trustee
H. Michael Bennett, Trustee

BOOK 5567 PAGE 994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Louise S. McCommons, a Notary Public in and for said county and state, H. Michael Bennett, 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 31st day of January, 1980.

Louise S. McCommons
Notary Public

My Commission Expires: January 15-1983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $5,100.00.

H. Michael Bennett
Affiant

Sworn to and subscribed before me this 31st day of January, 1980.

Louise S. McCommons
Notary Public

My Commission Expires: January 15-1983

RUSH

F 7718

IDENTIF. REFERENCE

FEB 20 1 56 PM '80

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5567 PAGE 995

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

5100.00- CO
13.26 CO TX
.50 PRFEE
9.00 WDEED
CASH 22.76-
3544A02/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 7 1 1 8

IDENTIF. REFERENCE T

FEB 20 1 56 PM '00

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 742825