7795

TRUSTEE'S DEED

WHEREAS, by Installment Deed executed by David H. Austin, Trustee, to Tom G. Coleman, Jr., Trustee, and recorded in Book 5231, Page 276, Register's Office for Davidson County, Tennessee, to secure a promissory note therein described, and

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Tom G. Coleman, Jr., Trustee, to institute foreclosure proceedings as provided in the terms of said instrument, and

WHEREAS, the said Tom G. Coleman, Jr., Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Tennessee, on March 4, 1980, at twelve o'clock, noon, and

WHEREAS, at the time and place named in said advertisement, the said Tom G. Coleman, Jr., Trustee, offered the property hereinafter described for sale to the highest bidder, and the highest and best bid received was that of Lyndal Roberts and wife, Margaret Roberts, in the amount of ONE-HUNDRED THOUSAND DOLLARS ($100,000.00). Said purchase was for cash and included assuming a mortgage in Book 5207, Page 110, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, Tom G. Coleman, Jr., Trustee, in pursuance of the power and authority vested in me by said instrument, and in consideration of the sum bid, I, Tom G. Coleman, Jr., Trustee, therefore sell, transfer and convey unto the said purchasers, LYNDAL ROBERTS and wife, MARGARET ROBERTS, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being parts of Lots No. 16 and 17 in the Subdivision of the Old Fair Ground Property, a plan of which is of record in Book 21, Page 116, Register's Office for Davidson

County, Tennessee, and being Lot 34 in Rain's Subdivision, plat, not of record, described as follows:

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Beginning on the easterly margin of East Hill Street at a point 95 feet northerly from the northerly margin of North Hill Street, at the corner of Lots 34 and 35; thence with the easterly margin of said East Hill Street, northerly 66.4 feet to an alley; thence with the southerly margin of said alley, easterly 191.3 feet to the westerly margin of an alley; thence with said last named alley, southerly 65.85 feet to the corner of said Lots 34 and 35; thence westwardly with the line between said lots 182.86 feet to the beginning.

Being the same property conveyed to David H. Austin, Trustee, with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries, by deed from Lyndal Roberts and wife, Margaret Roberts, of record in Book 5231, Page 276, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said LYNDAL ROBERTS and wife, MARGARET ROBERTS, their heirs and assigns.

This conveyance is made pursuant to the powers vested in me as Trustee, and I assign the benefit of all warranties vested in me by said deed, but not otherwise.

This conveyance is made subject to any unpaid land taxes, restrictions as to the building and use.

WHEREFORE, this Trustee's Deed has been executed at Nashville, Tennessee, this 4th day of March, 1980.

Tom G. Coleman Jr. Trustee
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in the State and County aforesaid, the aforenamed Tom G. Coleman, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of March, 1980.

Gordon Smith
NOTARY PUBLIC

My commission expires: Aug. 3, 1980

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 80

Notary Public

MY COMMISSION EXPIRES: 8-3-80

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndal Roberts, et ux (NAME)	New Owner (NAME)	105-4
Room 622, Stahlman Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 261
Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

F 80520

IDENTIF. REFERENCE

MAR 13 2 58 PM '80

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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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

100000.00- CO
2.60 CO TX
.50 PRFEE
257.40 CO TX
9.00 WDEED
CHECK 269.50-
7795A03/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80520

IDENTIF. REFERENCE

MAR 13 2 58 PM '80
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 746921