FROM:

G. Battle Claiborne, Trustee

Rec 11-10

TO:

Herbert Nesbitt

This Instrument prepared by:

G. Battle Claiborne
Attorney at Law
2313 Hillsboro Road
Nashville, Tennessee 37212

Address New Owner as Follows: Send Tax Bills to: BOOK 5578 PAGE 643 Map-Parcel Numbers

Rollie Taylor SAME FBK 20 W 27890

1814 Jefferson St PLP 82-3-4-96

Nash Tenn

(For Register's Use)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, Whichever is greater, for this transfer is: $2,000.00 Herbert Nesbitt

subscribed and sworn to before me this the 14th day of March, 1980.

W. Claiborne
Notary Public

My Commission Expires: Aug. 1983

TRUSTEE'S DEED

This instrument mad and entered into on this the 29th day of February, 1980, by and between G. Battle Claiborne, Trustee, party of the first part, and Herbert Nesbitt, party of the second part,

Whereas, by installment deed date July 31, 1978, of record in book 5356, Page 129, Register's Office for Davidson County, Tennessee, Rosie Carter conveyed to a Trustee the hereinafter described real estate, a promissory note in the principal amount of $8,450.00;

Whereas, party of the first part was appointed as Trustee by instrument of record in Book 5556, Page 637, Register's Office for Davidson County, Tennessee;

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 installment deed, 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 pursuant to said notice, on this date, during legal hours, the first party offered said property for sale, at the south door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to Herbert Nesbitt at the price of $2,000.00, this being the highest, last and best bid,

Now, therefore, this deed witnesseth: That for and in consideration of the sum of $2,000.00, 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, his heirs and assigns, the following described real estate, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113 in Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for said County.

Improved Property 1008-N 5th St Nashville Tenn

Said Lot No. 113 runs 50 feet on the westerly side of North Fifth Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Rosie Carter by installment deed from Herbert Nesbitt and his daughter, Herbelene Nesbitt, by installment deed of record in Book 5356, Page 129, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, his 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 unto 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.

Witness 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 acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of February, 1980.

Shirley K. Gardner
Notary Public

My Commission Expires: April 17, 1983

F80639

IDENTIF. REFERENCE

MAR 14 11 58 AM '80

FELIX ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

03/14 11.70- CASH

7961

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5578 PAGE 645

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

2000.00- CO
5.20 CO TX
.50 PRFEE
6.00 WDEED
CASH 11.70-
7961A03/14/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F80639

IDENTIF. REFERENCE

MAR 14 11 58 AM '80

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

No. 747078