Map + parcel
119-1-329Lr

BOOK 5580 PAGE 888

TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 6th day of May , 1976, and recorded in the Register's Office of Davidson County, Tennessee, Bk. 5024, Pg. 715 *** Jon T. Fudge and Judy R. Fudge conveyed to David L. Shirmeyer as Trustee the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations hereinafter mentioned and set forth; and

WHEREAS, Michael I. Less was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's Bk. 5549, Pg. 793 , and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and

WHEREAS, pursuant to said request the said property was by the undersigned advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 1st day of February , 19 80, at ~~xxxx~~ 12:00 noon at the front steps of the Court House of Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest bidder for cash at which sale William C. McCullough and wife, Araminta M. McCullough and/wife Marie Williams Talton T. & being the highest bidder became the purchaser of said property at and for the sum of $ 17,000.00 .

WHEREAS, the said purchaser being owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hand of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW THEREFORE, in consideration of the premises and of the payment of the said William C. McCullough and wife, Araminta M. McCullough /Marie Williams and Talton T. & wife as aforesaid of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Michael I. Less, as Successor Trustee, does hereby grant, bargain, sell and convey unto the said William C. McCullough and wife, Araminta M. McCullough & Talton T. and wife Marie Williams , as aforesaid and unto its successors and assigns, the property mentioned and now further described as situated in the County of Davidson , State of Tennessee, more particularly described as follows, to wit:-

*** and whereas Jon T. Fudge and wife, Judy R. Fudge transferred the aforementioned property to Thomas E. Willingham and wife, Joy H. Willingham, by Warranty Deed recorded in the Davidson County Register's Office in Book 5036, Page 394.

03/20 50.70- CHECK

8989

Situated in the City of Nashville, County of Davidson, and State of Tennessee

Being Lot No. 48 on the Map of Cumberland Nurseries Plan of record in Book 332, Page 36, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jon T. Fudge and wife Judy R. Fudge by deed of record in Book 4214, Page 795, Register's Office, Davidson County, Tennessee

TO HAVE AND TO HOLD the property described above, together with all privileges appurtances, and hereditaments thereunto belonging or in any way appertaining unto the said William C. McCullough and wife, Araminta M. McCullough & Talton T. & wife Marie Williams, as aforesaid, and unto its successors and assigns forever, to whom the said Michael I. Less as Successor Trustee warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Michael I. Less, as Successor Trustee, has caused this instrument to be executed this 1st day of February, 1980.

PROPERTY ADDRESS: 111 Rose Street
Nashville, Tennessee

prepared by:
MICHAEL I. LESS

Mail Tax Bills To: William C. and Araminta M. McCullough & Talton T. & Marie Williams
4709 Darlington Court
Nashville, Tenn. 37211

RUSH

FELIX Z. HILSMAN II REGISTER DAVIDSON COUNTY, TENN.
MAR 20 12 47 PM 1980
IDENTIF. REFERENCE
F. 81441

STATE OF TENNESSEE:
COUNTY OF SHELBY:

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Michael I. Less to me know to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of February, 1980.

Elizabeth H. McGrath
NOTARY PUBLIC

My Commission Expires:
12-11-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 77,000
Araminta McCullough
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 1980.
Deputy Register

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5580 PAGE 890

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
			17000.00- CO	
			44.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	50.70-
8989A03/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-81441

IDENTIF. REFERENCE

MAR 20 12 47 PM '80

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

No. 748065