Prepared by:

Leon Gilbert
Thirteenth Floor
Third Natl. Bank Bldg.
Nashville, TN 37219

2W 18345

BUFORD G. FROGGE,
SUBSTITUTE TRUSTEE
TO/ D E E D

JACK COHEN ET. AL.

NEW OWNER: Jack Cohen, Bessie Cohen and Leon Gilbert, tenants in common

Stahlman Bldg. 37201

TAX BILLS: SAME

FIELD BOOK _____
MAP & PARCEL 81-11-475

BOOK 5643 PAGE 642

Whereas default was made in the terms, conditions and payments provided in a certain deed of trust of record in Book 3191, page 139, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and unpaid, as provided in said deed of trust, and

Whereas, the Trustee named in said deed of trust, and a successor, refused to act, and

Whereas, I, Buford G. Frogge, was appointed Substitute Trustee by the lawful owner and holder of the note secured by said deed of trust, which appointment is of record in Book 5567, page 534, Register's Office for Davidson County, Tennessee, and

Whereas, the lawful owner and holder of said note of indebtedness instructed me, the said Buford G. Frogge, Substitute Trustee, to institute proceedings as provided by said deed of trust, and

Whereas, I, the said Buford G. Frogge, Substitute Trustee, did advertise in accordance with the provisions of said deed of trust to sell said property at the south door of the Courthouse at Nashville, Tennessee, on Friday, August 22nd, 1980, at ten o'clock, A. M., and

Whereas, at the time and place named in said advertisement, I, the said Buford G. Frogge, Substitute Trustee, offered the property hereinafter described for sale to the highest and best bidder for cash, and the highest and best bid received was that of Jack Cohen, Bessie Cohen and Leon Gilbert tenants in common who bid Eight Hundred Dollars ($800.00),

Now, therefore I, Buford G. Frogge, Substitute Trustee, in pursuance of the power and authority vested in me by said deed of trust, and in consideration of the sum of Eight Hundred Dollars ($800.00) paid in cash by Jack Cohen Bessie Cohen and Leon Gilbert tenants in common, the receipt of which is hereby acknowledged, do by these presents sell, transfer and convey to Jack Cohen, Bessie Cohen and Leon Gilbert tenants in common, their heirs and assigns a

BOOK 5643 PAGE 643

certain parcel or tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 114, on the plan of lots in fhe City of Nashville, known as "the addition to the Town of McGavock", which plan is recorded in Book 21, page 41, Register's Office for said County.
Said Lot No. 114 fronts 50 feet on the westerly side of 11th Avenue, North,, (formerly Fillmore Street), and extends back weswardly between parallel lines 150 feet to an alley.
Being the same property conveyed to James L. Jenkins and wife, Flora Jenkins, by deed from James H. Bass, Godfrey N. Brown, C. T. Murphy, Joe A. Nicholas, Leroy Sadler and William S. Woodward, as Trustees of the Buchanan Street Methodist Church, formerly the Buchanan Street Methodist Episcopal Church, South, of Nashville, Tennessee, which deed is dated the 16th day of January, 1961, and is recorded in Book 3180, page 69, 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 Jack Cohen, Bessie Cohen and Leon Gilbert, tenants in common, their heirs and assigns, forever.

I make this conveyance in pursuance of the powers vested in me as Substitute Trustee, transferring to the said Jack Cohen, Bessie Cohen and Leon Gilbert, tenants in common, their heirs and assigns the benefit of all warranties as made to me in said deed of trust, but not further or otherwise. This conveyance is made subject to all unpaid taxes.

In witness of the foregoing I have hereunto set my hand at Nashville, Tennessee, this 22nd day of August, 1980.

30484.7

IDENTIF. FEE $ 1.00
AUG 28 1980
ELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

BUFORD G. FROGGE
SUBSTITUTE 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 Buford G. Frogge, Substitute Trustee, 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 22nd day of August, 1980.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/15/83

NOTARY PUBLIC DAVIDSON COUNTY

08/28 B-

B673

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 800.00
Leon Gilbert
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Aug, 1980

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

RECEIVED OF _____

FOR _____

BOOK 5643 PAGE 644

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
			805.00-	CO
			20.65	CO TX
		VD	20.65-	CO TX
			.20	CO TX
		VD	.20-	CO TX
			2.08	CO TX
			.50	PRFEE
			6.00	MDEED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30487

IDENTIF. REFERENCE

Aug 28 12 14 PM

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN

No. 776652