BOOK 5769 PAGE 534

Map 81-11
Par 516 Is

ADDRESS NEW OWNER:

John J. Nanni
Stahlman Building
Nashville, TN 37201

SEND TAX BILLS TO:

John J. Nanni
Stahlman Building
Nashville, TN 37201

THIS INSTRUMENT PREPARED BY:

Michael F. Mondelli
Attorney at Law
214 Third Avenue, North
Nashville, TN 37201

TRUSTEE'S DEED

WHEREAS, John L. Sales and Helen Shelton, executed to John J. Nanni, et ux. Marcella D. Nanni and John R. Nanni, et ux. Barbara T. Nanni, a certain Installment Deed upon the property hereinafter described, the same being dated December 10, 1979, and of record in Book #5548, Page #817, Register Office for Davidson County, Tennessee; and

For the purpose of better and more effectually securing the payment of said lien notes as evidenced by said Installment Deed, and rendering unnecessary Court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, the said John J. Nanni, et al., transferred and conveyed unto Michael F. Mondelli, Trustee, his successors and assigns, the real estate hereinafter described, with the appurtenances, estate, title and interest thereto belonging for the purposes aforesaid only; and

The indebtedness secured by said Installment Deed became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Installment Deed gave due notice to John L. Sales and Helen Shelton and Angela Martin by mailing certified return receipt requested to the above named individuals on the 9th day of June, 1981, a copy of the Notice of Trustee's Sale and the intention of the holder of said note to foreclose the lien of said Installment Deed if the conditions of default then existing were not cured.

The default not being cured within the time allowed, and no hearing having been sought by the Debtors, the undersigned Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices published in the Nashville Record on June 15, 22, and 29, 1981, in accordance with the provisions of the Installment Deed.

After due advertisement as required by law and the terms of the Installment Deed, the undersigned Trustee offered said land as described in the Installment Deed, for sale at the South Door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 Noon on Wednesday, July 8, 1981, when and where John J. Nanni, et ux. Marcella D. Nanni and John R. Nanni, et ux. Barbara T. Nanni became the last and highest bidders at the price of Fifty-Five Hundred ($ 5,500.00) Dollars and thereupon the lawful owner and holder of the secured indebtedness directed the undersigned Trustee to execute a Trustee's Deed in favor of the said John J. Nanni, et al.

NOW, THEREFORE, I, Michael F. Mondelli, Trustee as aforesaid, in consideration of the premises and the sum of Fifty-Five Hundred ($ 5,500.00) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto John J. Nanni, et ux. Marcella D. Nanni and John R. Nanni, et ux. Barbara T. Nanni, their successors and assigns, with the full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee, and being more particularly described as follows:

> LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 204 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book #21, Page #41, Register's Office for said County.
>
> SAID part of Lot No. 204 fronts 50 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.
>
> BEING the same property conveyed to John L. Sales and Helen Shelton as tenants in common, by deed from John J. Nanni, et al., of record in Book #5548, Page #817, Register's Office for Davidson County, Tennessee, AND

BEING the same property conveyed to John L. Sales by Quit Claim Deed from Helen Shelton, of record in Book #5644, Page #272, Register's Office for Davidson County, Tennessee.

Said sale is subject to the following:

1. Any and all unpaid taxes.

To have and to hold the said property to the said grantees, their successors and assigns, forever, with the appurtenances, state and title and interest thereunto appertaining.

WITNESS my hand this the 9th day of July, 1981.

Michael F. Mondelli, Trustee
MICHAEL F. MONDELLI, 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 Michael F. Mondelli, Trustee, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 9th day of July, 1981.

Brenda Diane Kennedy
NOTARY PUBLIC

My Commission Expires:
Jan 20, 1985

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $ 5,500.00.

John L. Sales
AFFIANT

Sworn to and subscribed before me this 14th day of July, 1981.

[illegible]
NOTARY PUBLIC

My Commission Expires: _____

650475

IDENTIF. REFERENCE

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE
JUL 14 11 27 AM '81
PAT WILSON, COUNTY REGISTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5769 PAGE 597

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
			5800.00-	CO
			14.30	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	23.80-
6501	A07/14/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.4 7 5

IDENTIF. REFERENCE

JUL 14 11 27 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 832415