This form prepared by:
SCRUGGS, FRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

TRUSTEE'S SALE

BOOK 5792 PAGE 459

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Alven S. Ghertner Ghertner & Company P. O. Box 3348 Nashville, Tennessee 37219	Same	Map 92-2, Par. 82 Map 92-11, Par.27 Map 92-3, Par. 12 Map 92-11,Par. 35 Map 92-7, Par.363

WHEREAS, by installment deed of record in Book 5728, page 551, Register's Office for Davidson County, Tennessee, G R & S Investments, Inc. did convey in trust to John A. Gupton, III, Trustee, the hereinafter described real estate to secure a promissory note in the principal amount of Five Hundred Ten Thousand and No/100 ($510,000.00) Dollars, with the power of sale vested in said Trustee in the event of default in the payment of said installments, and

WHEREAS, said installment deed provided that in the event of default on the payment of any indebtedness when due, the entire debt shall, at the option of the holder and owner thereof, become due and payable, and the holder thereof has declared the entire balance due and payable on default, and

WHEREAS, default has been made in the payment of the indebtedness now due and secured by installment deed of record in Book 5728, page 551, Register's Office for Davidson County, Tennessee, and the holder of the note secured by said installment deed has declared the entire balance due and payable and has instructed the Trustee to foreclose said installment deed in accordance with the provisions thereof and to sell said property as provided in said installment deed, and the said John A. Gupton, III, as Trustee, did advertise said property for sale at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on the 4th day of September, 1981, at 12:00 Noon,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Sworn to and subscribed before me, this 4th day of September, 1981.

Affiant

Commission Expires: 4-2-85

Notary Public

by giving twenty (20) days notice by publication of said sale three (3) times in the Nashville Record on August 13, August 20 and August 27, 1981 and pursuant to said notices, the said John A. Gupton, III, Trustee, offered said property for sale at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on September 4, 1981, at 12:00 Noon and after receiving competitive bids sold said property to Alven S. Ghertner _____, at the price of Three Hundred Fifty Thousand and 00/100 ($350,000.00) Dollars Dollars, this being the highest, last and best bid.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and in consideration of the sum of Three Hundred Fifty Thousand and 00/100 ($350,000.00)---------- Dollars, the receipt of which is hereby acknowledged,the said John A. Gupton, III, Trustee, pursuant to the powers granted him in said installment deed, has bargained, sold and does hereby sell, transfer and convey to Alven S. Ghertner _____, his heirs and assigns, free from the equity and redemption of every kind, all of which are expressly waived in said installment deed, the following described property located in Davidson County, Tennessee, to-wit:

PARCEL NO. 1: Being Lots Nos. 48 and 49 on the Plan of O. H. Menees' Subdivision of the Boyd McNairy lots as of record in Book 57, page 89, Register's Office for said County. Said Lots Nos. 48 and 49 front together 100 feet on the northerly side of Jefferson Street and extend back between parallel lines 164 feet more or less to the southerly margin of Madison Street.

Being the same real property conveyed to Alven S. Ghertner, Gerald H. Ghertner, Leonard C. Ghertner and Frank R. Giardina by deed from Eugene Pargh, et al, as of record in Book 3461, page 2, said Register's Office.

Being the same real property in which an undivided one-fourth interest was conveyed to Alven S. Ghertner by deed from Frank Giardina as of record in Book 3616, page 547, said Register's Office.

Being the same real property in which an undivided one-half interest was conveyed to Alven S. Ghertner by deed from Gerald H. Ghertner and Leonard C. Ghertner as of record in Book 3710, page 131, said Register's Office.

PARCEL NO. 2: Being Lot No. 1 on the Map of the Subdivision of part of the W. B. Cooper Estate formerly owned by Mrs. L. D. Parmer as of record in Book 421, page 78, Register's Office for said County.

Said Lot No. 1 fronts 33 feet on the westerly side of 21st Avenue North and runs back between parallel lines 92 feet along the south margin of the first alley north of Clifton Pike to another alley in the rear, being Lots Nos. 2, 3 and 4 on the Plan of the Subdivision of part of W. B. Cooper's Estate as of record in Book 421, page 78, Register's Office for said County. Beginning at a point, said point being the northwesterly corner of the intersection of 21st Avenue North and Clifton Pike; thence westerly with the northerly margin of Clifton Pike 92 feet to a point in the northeast corner of the intersection of Clifton Pike and a 10 foot alley; thence northerly with the easterly margin of said alley 145 feet, more or less, to a point; thence easterly along an old fence line and stone wall 92 feet to a point in the westerly margin of 21st Avenue North; thence southerly with the easterly margin of 21st Avenue North 146 feet, more or less, to the point of beginning.

Being the same property conveyed to Alven S. Ghertner, Gerald H. Ghertner and Leonard C. Ghertner by deed from Alven S. Ghertner, Trustee, of record in Book 3371, page 348, Register's Office for Davidson County, Tennessee.

Being part of the property in which an undivided two-thirds interest was conveyed to Alven S. Ghertner by deed from Gerald H. Ghertner and Leonard C. Ghertner as of record in Book 3710, page 128, Register's Office for Davidson County, Tennessee.

PARCEL NO. 3: Being the east 16 feet of Lot No. 11 and the west 34 feet of Lot No. 12 on the map showing the subdivision of Lots Nos. 1 and 2 of the Harding Lytle tract of record in Book 57, page 123, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Jefferson Street, said point being the southwest corner of the described lot; thence North 6° 27' 4" West, 104.56 feet; thence North 74° 14' 18" East 50.62 feet; thence South 6° 27' 04" East, 110.66 feet to a point in the northerly margin of Jefferson Street, said point being the southeastern corner of said lot; thence South 81° 08' 43" West, 50 feet to the point of beginning, containing 4,363.80 square feet, more or less.

Being part of the same property conveyed to Alven S. Ghertner by deed from Bridget L. Jamison, a widow, of record in Book 2044, page 517, Register's Office for Davidson County, Tennessee, in which the said Bridget L. Jamison reserved a life estate and being part of the property in which a life estate was conveyed by Alven S. Ghertner by deed from Bridget L. Jamison of record in Book 3347, page 397, Register's Office for Davidson County, Tennessee.

PARCEL NO. 4: Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of W. B. Cooper's Addition, as of record in Book 57, page 39, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the south side of Jo Johnston Avenue and runs back between parallel lines 170 feet more or less to an alley.

Being the same property conveyed to Alven S. Ghertner and wife, Jean Fleisman Ghertner, by deed from Tennessee Enterprises, Inc., a Tennessee corporation, of record in Book 2734, page 623, Register's Office for Davidson County, Tennessee.

PARCEL NO. 5: Land in Davidson County, Tennessee, being Lot No. 24 on the Map of W. B. Cooper's Addition as of record in Book 57, page 39, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the south side of Jo Johnston Avenue, formerly Watkins or Line Street and runs back between parallel lines 179 feet to an alley.

Being the same property conveyed to Alven S. Ghertner by deed from R. O. Mallernee and wife, Julia L. Mallernee, of record in Book 2203, page 461, Register's Office for Davidson County,Tennessee.

Being the same property conveyed to G R & S Investments, Inc. by deed from Alven S. Ghertner and wife, Jean Fleisman Ghertner, of record in Book 5728, page 551, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest belonging to the said Alven S. Ghertner, his heirs and assigns, forever.

The said John A. Gupton, III, as Trustee, does hereby transfer, assign and set over to Alven S. Ghertner, his heirs and assigns, all of the covenants and warranties contained in the aforesaid installment deed and does hereby warrant the title to said property as fully as he is authorized to do as Trustee but no further or otherwise.

This conveyance is made subject to all unpaid taxes which may be a lien against the property and to all other encumbrances of record.

Executed at Nashville, Tennessee, this 4th day of September, 1981.

JOHN A. GUPTON, III, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Louise L. Clemmons a Notary Public in and for said County and State, John A. Gupton, III, Trustee, the within named bargainor, 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 4th day of September, 1981.

Louise L. Clemmons
Notary Public

Commission Expires:
Jan 15-1983

RUSH

359056

IDENTIFICATION REFERENCE

SEP 9 9 36 AM '81

FEE $ RECEIVED
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5792 PAGE 464

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
			3460[illegible].00- CO	
			910.00 CO TX	
			.50 PRFEE	
			15.00 MDELD	
			CHECK 925.00-	
7013409/09/01			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 5 9 0 5 6

SEP 9 9 36 AM '01

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 842547