MAP & PARCEL: 82-5 105

ADDRESS NEW OWNER:
John J. Nanni, et al.
Stahlman Building
Nashville, TN 37201

SEND TAX BILLS TO:
John J. Nanni, et al.
Stahlman Building
Nashville, TN 37201

BOOK 5793 PAGE 620

TRUSTEE'S DEED

WHEREAS,

1. Ernest Majors, a single person, executed to John Ross Nanni, Trustee, a certain Deed of Trust upon the property hereinafter described, the same being dated September 2, 1975, and recorded in Book #4947, Page #267, Register's Office for Davidson County, Tennessee;

2. The indebtedness secured by said Deed of Trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust, gave due notice to the said Ernest Majors and the representatives of his estate, of their default by notice dated August 18, 1981, duly deposited in the United States Mails on said date, Certified Mail, Return Receipt Requested, wherein the debtor and his representatives were advised of the intention of the holder of said note to foreclose the lien of said Deed of Trust if the conditions of default then existing were not cured within seven (7) days from the mailing of said notice;

3. The default not being cured within the time allowed, and no hearing having been sought by the debtor, 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 to be published in The Nashville Record on August 25, 1981, September 1, 1981, and September 8, 1981, in accordance with the provisions of this Deed of Trust;

4. After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Trustee offered said land as described in the Deed of Trust for sale at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 noon, September 10, 1981, when and where John J. Nanni, became the last and highest bidder at the price of One Thousand Four Hundred Forty-Four Dollars and Ninety-Four Cents ($1,444.94) and thereupon the lawful owner and holder of the said secured indebtedness directed the undersigned Trustee to execute a Trustee's Deed in favor of John J. Nanni, Marcella D. Nanni, John R. Nanni, et ux., Barbara T. Nanni.

NOW, THEREFORE, I, John Ross Nanni, Trustee, as aforesaid, in consideration of the premises and the sum of One Thousand Four Hundred Forty-Four Dollars and Ninety-Four Cents ($1,444.94) 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,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1444.94
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF Sept. 1981.
E. Breshears
Deputy Register

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 Lot No. 42 on the Map of D. T. McGavock's Addition, as of record in Book #21, Page #7, Register's Office for said County, as follows:
>
> Said Lot No. 42 fronts 50 feet on the easterly side of 4th Avenue, North and runs back between parallel lines 174 feet to an alley.
>
> Being the same property conveyed to Ernest Majors and wife, Mary Majors, by deed from Dodson Batson and wife, Emma Batson, of record in Book #3761, Page #238, Register's Office for Davidson County, Tennessee. The said parties having since died, and the said Mary Majors having pre-deceased the said Ernest Majors and the said Ernest Majors having since died. Being the same property devised to Willis Majors & Lena Seats, as Trustees for Sherita Majors and Lawanda Majors, under the Will of Ernest Mjaors, deceased, of record in Will Book # , Page # , Probate Court Clerk'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, estate and title and interest thereunto appertaining.

Witness my hand this 11th day of September, 1981.

John Ross Nanni
JOHN ROSS NANNI, Trustee

SEP 1 1 56 PM '81
DAVID M. CRAIGMILES REGISTER DAVIDSON COUNTY
DOCUMENTARY TAX
IDENTIFICATION REFERENCE

84598

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 John Ross Nanni, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of September, 1981.

Brenda Gail Kinnard
NOTARY PUBLIC

My Commission Expires:
January 20, 1985

THIS INSTRUMENT WAS PREPARED BY: MICAHEL F. MONDELLI, Attorney
214 Third Avenue, North
Nashville, Tennessee 37201
(615)244/2070

mail

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

RECEIVED OF BOOK 5793 PAGE 622

FOR

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

1444.94- CO
3.64 CO TX
.50 PRFEE
6.00 WDEED
CHECK 10.14-
75[illegible]9/11/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

659498

IDENTIF. REFERENCE

SEP 11 1 56 PM '81

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

No. 843071