FROM:

Jack J. Cohen, Trustee

TO:

Herbert Nesbitt

This Instrument Prepared By:

John W. Lewis
Attorney at Law
13th Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5946 PAGE 114

Address New Owner as Follows:

Herbert Nesbitt
1811 Jefferson
Nashville TN 37208

Send Tax Bills to: Book ____, page ____
SAME
Map Parcel Nos.
(3015 Albion - 92-6-1
3017 Albion - 92-5-33)

(For Register's Use)

MAIL ENV.
H 1 1 4 6 2
IDENTIF. REFERENCE
OCT 5 12 37 PM '82
FELIX Z. HALSO II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE X
COUNTY OF DAVIDSON X

The actual consideration or value, whichever is greater, for this transfer is: $1000

Herbert Nesbitt

SUBSCRIBED AND SWORN TO BEFORE ME, this 5th day of October, 1982.

B. Edwards
~~Notary Public~~
~~My Com.~~ Expires: Dep. Reg.

TRUSTEE'S DEED

This instrument made and entered into on this the ____ day of September, 1982, by and between Jack J. Cohen, Trustee, party of the first part, and Herbert Nesbitt, party of the second part,

Whereas, by installment deed dated August 15, 1980, of record in Book 5667, page 231, Register's Office of Davidson County, Tennessee, Landlord Properties, Inc. conveyed to a Trustee the hereinafter described real estate, a promissory note in the principal amount of $15,900.00.

Whereas, party of the first part was appointed as Trustee by instrument of record in Book 5667, page 231, Register's Office for Davidson County, Tennessee;

Whereas, default was made in the payment of said note, and the holder thereof, having directed the first party to sell said property, as provided by said installment deed, the first

party did, by publication in a newspaper of general circulation in Davidson County, Tennessee, advertise said property to be sold on this date, and pursuant to said notice, on this date, during legal hours, the first party offered said property for sale, at the south door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to Herbert Nesbitt at the price of $1,000.00, this being the highest, last and best bid,

Now, therefore, this deed witnesseth: That for and in consideration of the sum of $1,000.00, receipt of which is hereby acknowledged, the first party has this day bargained and sold, and does hereby sell, transfer and convey unto the second party, his heirs and assigns, the following described real estate, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, being Lot No. 22 and the east 20 feet of Lot No. 21 on the Plan of George I. Waddey's Subdivision, of record in Book 421, page 55, Register's Office for said County.
>
> Said lot and part of said lot adjoin and front together 70 feet on the south side of Eden Street and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Herbert Nesbitt by deed from Arnett Williamson and wife, Maude Williamson, of record in Book 3961, page 580, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, his heirs and assigns, in fee simple forever, and in bar of all right or equity of redemption.

And the first party, as Trustee, does hereby transfer, assign and set over unto the second party, all of the covenants and warranties contained in the aforesaid installment deed, and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Witness the signature of the first party on this the day and date first above written.

Jack J. Cohen, 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 Jack J. Cohen, Trustee, with whom I am personally acquainted, who acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 1982.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

4/22/84

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

RECEIVED OF _____ BOOK 5946 PAGE 117

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
			1000.00- CO	
			2.60 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	12.10-
			2564A10/05/82 BAL	.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I T 4 6 2

IDENTIF. REFERENCE

OCT 5 12 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 903324