WHEREAS, default having occurred in the payment on the indebtedness described in, and secured by, installment deed dated September 21, 1951, executed by Peoples Realty Company, Inc. to George W. Griggs and wife, Carrie L. Griggs, of record in Book 2024, page 340, Register's Office for Davidson County, Tennessee, and the owner of said indebtedness having, in accordance with the provisions of said installment deed, declared the entire indebtedness due and payable, and the Trustee appointed in said deed being unable to act, I, William S. Hofstetter, having been appointed Substitute Trustee by the holder of said indebtedness by an instrument dated May 31, 1957, and recorded in Book 2649, page 97, Register's Office for said County, and having been requested by said owner so to do, did, after causing notice of the sale to be duly and regularly published in the Trades and Labor News, a newspaper published in Davidson County, Tennessee, offer for sale at public outcry at the South door of the Courthouse in Davidson County, Tennessee, at 12:00 o'clock Noon on Friday, June 28, 1957, to the highest bidder for cash, free from the equity of redemption, homestead, dower, and all other exemptions, which are expressly waived in said installment deed, the parcel of real estate described in said installment deed; and the bid of Twenty-five Hundred ($2500.00) Dollars therefor made by Max Komisar, Sol Komisar, and Louis Komisar, Co-Trustees, as set out in an instrument of record in Book 2695, page 318, Register's Office for said County, being the best bid received, said property was struck off and sold to the said Max Komisar, Sol Komisar, and Louis Komisar, Co-Trustees.

NOW, THEREFORE, I, WILLIAM S. HOFSTETTER, SUBSTITUTE TRUSTEE, by virtue of the power and authority aforesaid, and in consideration of the premises and of the said sum of Twenty-five Hundred ($2500.00) Dollars cash in hand to me paid by Max Komisar, Sol Komisar, and Louis Komisar, Co-Trustees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said Max Komisar, Sol Komisar, and Louis Komisar, Co-Trustees, their successors and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, and described as follows:

Being a part of Block "H" on Plan No. 2, West Nashville, as of record in Book 57, page 172, R.O.D.C., Tennessee.

Beginning at the point on the Southerly margin of Centennial Blvd.; said beginning point being 52 degrees 29 minutes East 69.3 feet from the East margin of 56th Avenue North; thence with South margin of Centennial Blvd. South 52 degrees 29 minutes East, 39 feet; thence South 38 degrees 18 minutes West 43.5 feet; thence South 2 degrees 19 minutes East 17 feet more or less to the North margin of a 25 foot alley; thence with North margin of said alley, North 89 degrees 41 minutes West 28 feet more or less; thence North 2 degrees 19 minutes West 43.6 feet; thence North 38 degrees 18 minutes East 43.5 feet to the beginning.

Being the same property conveyed to George W. Griggs and wife, Carrie L. Griggs, by deed from Peoples Realty Company, Inc. of record in Book 2024, page 340, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of real estate, together with the title, estate, interest, and appurtenances thereto belonging to the said Max Komisar, Sol Komisar, and Louis Komisar, their successors and assigns.

And I further transfer and convey unto the said Max Komisar, Sol Komisar, and Louis Komisar, their successors and assigns, all the rights and benefits to the covenants and warranties contained in the said installment deed insofar as I, William S. Hofstetter, aforesaid, can legally do, but no further and not otherwise.

Said property was advertised and sold subject to all unpaid taxes.

WITNESS my hand this 17 day of September, 1957.

William S. Hofstetter
SUBSTITUTE TRUSTEE