BOOK 3884 PAGE 652

LAW OFFICES
MARTIN & COCHRAN
FOURTH FLOOR
226 THIRD AVENUE, NORTH
NASHVILLE 3, TENNESSEE

SEND TAX BILLS TO:

Mr. and Mrs. Joseph L. Houchin
2312 Aubrey Drive
Donelson, Tennessee

MAP - PARCEL NUMBERS
MAP 84-11 30 60565
PAR 146 RW

JOSEPH MARTIN, JR., SUBSTITUTE TRUSTEE

TO

JOSEPH L. HOUCHIN, ET UX

D E E D

WHEREAS, Willard Lawrence Peery, Jr., and wife, Evelyne Peery, executed a deed of trust on July 2, 1951, which was recorded in Book 1965, page 73, of the Register's Office of Davidson County, Tennessee, conveying to R. Bruce Robertson, Jr., Trustee, the hereinafter described property to secure the payment to The Prudential Insurance Company of America of a promissory note fully described in said deed of trust; and,

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Joseph Martin, Jr., was appointed Substitute Trustee, said appointment being dated March 1, 1965, and recorded in Book 3871, page 468, of said Register's Office; and,

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Substitute Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and,

WHEREAS, said sale was advertised as directed under the

terms of said deed of trust, said advertisement being made for four (4) consecutive weeks by weekly notices published in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to wit: Friday, April 23, 1965, at 12:25 o'clock P.M., Central Standard Time, at the south door of the Court House located on the Public Square in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which were expressly waived in said deed of trust; and the Grantees herein, Joseph L. Houchin and wife, Annie Mai Houchin, being the highest and best bidder at said sale, with a bid of Six Thousand Nine Hundred Fifty Dollars ($6,950.00), subject to any and all unpaid taxes which exist as a lien against said property, were duly declared the purchasers at said sale; and,

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, for and in consideration of the premises and in further consideration of the sum of Six Thousand Nine Hundred Fifty Dollars ($6,950.00), in cash paid by Joseph L. Houchin and wife, Annie Mai Houchin, the receipt of which is hereby acknowledged, I, Joseph Martin, Jr., Substitute Trustee, have this day bargained and sold, and by these presents do hereby transfer and convey unto the said Joseph L. Houchin and wife, Annie Mai Houchin, their heirs and assigns, the following tract or parcel of land situated in the

County of Davidson, State of Tennessee, and more particularly described as follows, to wit:

> Being lot No. 225 on the Plan of Maplecrest Subdivision, as of record in book 1835, pages 27 and 28, Register's Office for said County. Said lot No. 225 front 70 feet on the southerly side of Aubrey Drive and runs back between parallel lines 150 feet to a dead line.
>
> Being the same real property conveyed to Helen S. Steele, deceased, from Lodena W. Black, by deed of record in Book 3709, page 217, Register's Office for said County;

together with all the privileges and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph L. Houchin and wife, Annie Mai Houchin, their heirs and assigns, forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as Substitute Trustee; and said Substitute Trustee, the Grantor herein, does hereby convey, transfer and assign to the said Joseph L. Houchin and wife, Annie Mai Houchin, their heirs and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Joseph Martin, Jr., Substitute Trustee, has hereunto set his hand this 23rd day of April, 1965.



Joseph Martin, Jr.
Substitute Trustee

BOOK 3884 PAGE 655

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Alice D. Mulloy, a Notary Public at Large, in and for the State of Tennessee, Joseph Martin, Jr., Substitute 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, Davidson County, Tennessee, this 23rd day of April, 1965.

Alice D. Mulloy
Notary Public at Large

My Commission expires: January 22, 1969

STATE TAX $ 10.43
PROBATE .50
TOTAL $ 10.93

APR 28 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID APR 28 1965

1st

D E E D

Joseph Martin, Jr.
Substitute Trustee

to

Joseph L. Houchin, et ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

78226

Apr 18 10 14 AM '55

RECORDING FEE $ 1.10
DEP. REG. $ .25

wm Overton
40 Commerce
LAW OFFICES
MARTIN & COCHRAN
FOURTH FLOOR
226 THIRD AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

250

BOOK 3884 PAGE 656