BOOK 4326 PAGE 89

Map. 82-5
Par. 47 pw

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 11th. day of April, 1969, by and between BEN CAILLOUETTE, SUBSTITUTE TRUSTEE, FIRST PARTY, and HOME EQUITY COMPANY, A TENNESSEE CORPORATION, SECIND PARTY,

W I T N E S S E T H

WHEREAS, by an Installment Deed, dated August 1, 1966, of record in Book 4169 Page 885, Register's Office for Davidson County, Tennessee, Herman Doak and wife, Ruth Doak, conveyed to Charles Hampton White, Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Six Thousand Eight Hundred Fifty ($6850.00) Dollars; and,

WHEREAS, Charles Hampton White, Trustee was unable to act as Trustee under said Installment Deed and I was appointed Substitute Trustee by the owner and holder of said note by an instrument of record in Book 4317, Page 577, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the cost of foreclosure, in accordance with the terms and provisions of said promissory note and Installment Deed; and,

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said promissory note and Installment Deed, notices of the time and place of said sale being published in the Nashville Record on March 18, March 25, and April 1, 1969; and,

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the South door of the Davidson County Courthouse in Nashville, Tennessee, on April 11, 1969, at 12:00 o'clock noon, Home Equity Company, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Three Thousand Five Hundred ($3500.00) Dollars, and said sum of said bid having been paid, the receipt of which is therefore acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Being part of Lot No. 154 in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, described as follows;

BEGINNING at a point on the west side of Fifth Avenue North, the common corner of Lots Nos. 152 and 154; thence with said Street, southerly 33-1/3 feet to a point; thence at right angles westerly 180 feet, more or less, to an alley; thence with said alley northerly 33-1/3 feet to the common real corner of said Lots Nos. 152 and 154; thence with the line between said two Lots, easterly 180 feet, more or less, to the beginning.

Being the same property conveyed to Herman Doak and wife, Ruth Doak by deed from Home Equity Company, a Tennessee Corporation, as of record in Book 4169, Page 885, Register's Office for said County.

The above property is improved an known as 1611- 5th. Ave. North, Nashville, Tennessee 37208. It is Parcel #47 om Map #82-5.
Send tax statements to; Home Equity Company, 630 Third Ave. South, Nashville, Tennessee 37210.

This instrument prepared by:
Ben Caillouette,
630-3rd Ave. So.
Nashville, Tenn.

TO HAVE AND TO HOLD, the aforesaid real property unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

AND I, BEN CAILLOUETTE, SUBSTITUTE TRUSTEE, do further covenant and bind myself, my successors and representatives to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

A37404

IDENTIF. REFERENCE T

APR 16 11 01 AM '69

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Ben Caillouette
Substitute Trustee
First Party

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Ben Caillouette, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Comm. Exp: My Commission Expires Oct. 23, 1971

O A T H

I hereby swear or affirm that the actual consideration fro this transfer or value of the property transferred, whichever is greater, is $3500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 11th. day of April, 1969.

My Comm. Exp: My Commission Expires Oct. 23, 1971

APR 16	CONV	*3,500.00			
APR 16	S TAX		A*	9.10	
APR 16	PR FEE		A*	.50	
APR 16	W DEED		A*	3.00	* 12.60