THIS DEED PREPARED BY: Earl J. Porter, Jr., Attorney
420 Stahlman Building
Nashville, Tennessee 37201

BOOK 4327 PAGE 39

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Martha and Hallie Turner 224 Morton Drive Gallatin, Tennessee 37066	Same	Map 82-9 Par. 37

WHEREAS, by a deed of trust dated December 18, 1962, and recorded in Book 3515, page 230, Register's Office for Davidson County, Tennessee, L. C. Anderson and wife, Lola B. Anderson, conveyed the land hereinafter described to Tyree B. Harris, Trustee, to secure a promissory note described therein, and the said Tyree B. Harris, Trustee was unable to act as such trustee, Martha and Hallie Turner, the owners and holders of said note, exercising their authority under said instrument as such owners and holders have nominated and appointed Earl J. Porter, Jr. as substitute trustee, with all the rights, powers and authority vested in the original trustee named in said deed of trust, by instrument of record in Book 4319, page 375, Register's Office for Davidson County, Tennessee; and

WHEREAS, default has been made and the entire indebtedness has been declared due and payable as provided in said deed of trust, and having been requested so to do by the lawful owners and holders of said indebtedness, I, the undersigned substitute trustee, did give twenty days written notice by three publications in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on March 25, April 1, and April 8, 1969, respectively, that I would on Wednesday, April 16, 1969, at 12:00 o'clock noon at the south door of the Courthouse in Davidson County, Tennessee, by virture of the power and authority vested in me as Trustee by said instrument aforesaid sell the said real property at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions, which are expressly waived in said deed; and

WHEREAS, on said Wednesday, April 16, 1969, at 12:00 o'clock noon at the south door of the Courthouse in Davidson County, Tennessee, I as trustee pursuant to the provisions of said deed and publication, did sell the said real property at public outcry to the highest bidder for cash, to Martha and Hallie Turner, for ONE THOUSAND FIVE HUNDRED ($1,500.00) DOLLARS, that being the highest and best bid, said sale being free from

the equity of redemption, dower, homestead and other exemptions.

NOW, THEREFORE, in consideration of said sum of money, I, Earl J. Porter, Jr., have bargained and sold and by these presents do transfer and convey unto the said Martha and Hallie Turner, their successors and assigns, a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and more particularly described as follows:

> Being the northerly 40 feet of Lot No. 92 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606 to 610, Register's Office for said County.
>
> Said part of Lot No. 92 fronts 40 feet on the easterly side of Sixth Avenue North, formerly High Street, and runs back between parallel lines 170.9 feet, more or less to an alley.
>
> Being the same property conveyed to L. C. Anderson and wife, Lola B. Anderson, by deed from Ina Darnall Moore and Helen Darnall Bryan, of record in Book 3463, page 595, Register's Office for Davidson County, Tennessee.

This property is improved and known as 1210-12 6th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land to the said Martha and Hallie Turner, their successors and assigns, forever.

I covenant with said grantees that I am lawfully seized and possessed of said land as Trustee, and have a good right to convey it as such. And I do further covenant and bind myself, my successors and representatives, that I will warrant and forever defend the title to said property to the said grantees, their successors and assigns, against the lawful claims of all persons whomsoever claiming by or through me.

This deed is executed by the said Earl J. Porter, Jr., as Trustee only, and not further or otherwise.

Executed at Nashville, Tennessee, this 11 day of April, 1969.

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sara Miner, a Notary Public in and for said County and State, the within named Earl J. Porter, Jr., Trustee, the 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, Tennessee, this 17th day of April, 1969.

Sara Miner
Notary Public

My commission expires: May 22, 1972

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ [illegible], Affiant [illegible]
Subscribed and sworn to before me this 18 day of April 19 69

Deputy Register [illegible]

A 37863

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IDENTIF. REFERENCE

APR 18 4 24 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

~~APR 18 CONV *1,500.00~~
~~APR 18 S'TAX B* 3.90 * 3.90~~

APR 18	CONV	*1,500.00				
APR 18	S'TAX		B*	3.90		
APR 18	PR'TEE		B*	.50		
APR 18	W'DEED		B*	4.50	*	8.90