SUBSTITUTE TRUSTEE'S DEED BOOK 4371 PAGE 767

THIS INDENTURE, made and entered into on this the 8th. day of April, 1968, by and between Ben Caillouette, Substitute Trustee, First Party, and Louis Komisar, Second Party,

W I T N E S S E T H

WHEREAS, By Installment Deed dated September 6, 1966, of record in Book 4062 Page 624, Register's Office for Davidson County, Tennessee, P&S Roofing & Construction Co., Inc. 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 Tjousand Two Hundred Twenty Three and 48/100 ($6223.48) 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 4216, Page 996, 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 12, March 19, and March 26, 1968; and,

WHEREASM 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 8, 1968, at 12:00 o'clock noon, Louis Komisar, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Thousand and no/100 ($1,000.00) Dollars, and the sum of said bid having been paid, the receipt therefore is hereby 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, his heirs and assigns, the following described rael property, situated in Davidson County, Tennessee:

Being Lot No. 454 in North Nashville Reat Estate Company's Plan of Lots, as of record in Book 57, Page 105, RODC, Tennessee.

Said Lot No. 454 fronts 52 feet and ½ inch on the westerly side of Sixth Avenue North and extends back to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to P&S Roofing & Construction Co., Inc. by deed from Tennessee Credit Corporation, as of record in Book 4062, Page 624, said Register's Office.

This property is improved and known as 1807 Sixth Avenue North, Nashville, Tennessee. It is parcel # on Map #
Send tax statements to Louis Komisar, 630 Third Ave. South, Nashville, Tennessee 37210.

45718

T IDENTIF. REFERENCE

OCT 13 10 34 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By
BEN CAILLOUETTE
630 3rd Ave., So.
Nashville, Tennessee

TO HAVE AND TO HOLD, the aforesaid real property unto the said Second Party, his heirs 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, his heirs 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.

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.

WITNESS my hand and official seal of office at Nashville, Tennessee, this 8th. day of April, 1968.

Notary Public

My Comm. Exp: 10-23-71

O A T H

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,000.00, 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 8th. day of April, 1968.

Notary Public

My Comm. Exp: 10-23-71

OCT 13	CONV	*1,000.00			
OCT 13 S'TAX			A*	2.60	
OCT 13 PR'FEE			A*	.50	
OCT 13	W'DEED		A*	3.00	* 6.10

This Instrument Prepared By
BEN CAILLOUETTE
630 3rd Ave., So.
Nashville, Tennessee