SUBSTITUTE TRUSTEE'S DEED BOOK 4397 PAGE 365

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 Deed of Trust dated February 10, 1967, of record in Book 4107, Page 489, 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 Three Thousand Eight Hundred Eighty Nine and 20/100 ($3889.20) Dollars; and ,

WHEREAS, Charles Hampton White, Trustee, was unable to act as Trustee under said Deed of Trust and I was appointed Substitute Trustee by the owner and holder of said note by an instrument of record in Book 4216, Page 992, 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 Deed of Trust; and,

WHEREAS, First Party did advertise said property for sale in accordance with the terms and provisions of said promissory note and Deed of Trust, 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,

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 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 Five Hundred and no/100 ($500.00) 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 real property, situated in

This Instrument Prepared By
BEN CAILLOUETTE
1630 3rd Ave., So
Nashville, Tennessee

Davidson County, Tennessee:

BOOK 4397 PAGE 366

Tract No. I. Being the south ½ of Lot No. 456 in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, RODC, Tennessee.

Said part of Lot No. 456 fronts 26 feet and ¼ inch on the west side of 6th. Avenue North, formerly High Street and extends back westwardly between parallel lines to an alley upon which it fronts 25 feet. The southern margin being 170 feet and its northern margin about 162.8 feet.

Being the same property conveyed to P&S Roofing & Construction Co., Inc. by deed from James T. Ferguson, a widower, as of record in Book 4100, Page 339, RODC, Tennessee.

Tract No. II. Being Lot No. 458 in North Nashville Real Estate Company's property of record in Book 21, Page 105, RODC, Tenn.

Said Lot No. 458 fronts 50 feet 8½ inches on the westerly side of Sixth Avenue North, formerly High Street and runs back 170 feet on the northerly line and 175 feet on the southerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to P&S Roofing & Construction Co.,Inc. by deed from James T. Ferguson, a widower, as of record in Book 4100, Page 339, RODC, Tennessee.

Tract No. I is improved and known as 1805 Sixth Ave. North. It is Parcel #219 on Map #81-8.

Tract No. II is unimproved and known as Lot 458, Sixth Avenue North. It is Parcel #218 on Map #81-8.

Send tax statements to: Louis Komisar, 630 Third Ave. South, Nashville, Tennessee 37210

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 CAIL OUETTE, 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

A68418

IDENTIF. REFERENCE

FEB 12 10 48 AM '70

FELIX Z. KINSLOW III REGISTER
DAVIDSON COUNTY, TENN.

This instrument Prepared By
BEN CAILLOUETTE
630 3rd Ave. So.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 4397 PAGE 367

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 contained therein.

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 orvalue of the property transferred, whichever is greater is $500.00, 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

FEB12	CONV	* 500.00				
FEB12	S'TAX		B*	1.30		
FEB12	PR'FEE		B*	.50		
FEB12	W'DEED		B*	4.50	*	6.30

This instrument prepared by
Ben Caillouette
620 3rd Ave. So.
Nashville, Tennessee