New Owner:

JAMES E. ABERNATHY and wife,
FLORENCE OWEN ABERNATHY
4508 Dakota Avenue
Nashville, Tennessee

Mail tax bills:
SAME

Map 92-13
Parcel 44

SUBSTITUTE TRUSTEES DEED

WHEREAS, on the 14th day of August, 1967, George W. Stoves and wife, Hattie Mai Stoves, conveyed the property herein described to A. Braden Floyd, Jr., Trustee, by installment deed of record in Book 4161, pages 429 and 430, Register's Office for Davidson County, Tennessee, and

WHEREAS, the said A. Braden Floyd, Jr. was unable to serve, the lawful owner and holder of said note appointed HERMAN O. LOEWENSTEIN, as Substitute Trustee by written instrument recorded in Book 4384, page 413, Register's Office for Davidson County, Tennessee, and

WHEREAS, the said conveyee joined in said deed and conveyed the property to A. Floyd Braden, Jr., for the purpose of securing the note described in said deed, and

WHEREAS, DEFAULT was made in the payment of said note, and the owner and holder of said note instructed the said Herman O. Loewenstein, Substitute Trustee, to institute foreclosure proceedings as provided for in said deed, and

WHEREAS, the said Herman O. Loewenstein, Substitute Trustee, did advertise in accordance with the provisions of said deed, to sell said property at the south door of the Courthouse in Nashville, Tennessee on February 11, 1970 at 12:00 Noon, and

WHEREAS, at the time and place as named in said advertisement, the said Herman O. Loewenstein, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash, and the highest and best bid received was that of James E. Abernathy and wife, Florence O. Abernathy, whose bid was $5,500.00.

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said deed, and in consideration of $5,500.00 paid in cash by James E. Abernathy and wife, Florence O. Abernathy, the receipt of which is hereby acknowledged, do by these presents, sell, transfer, and convey unto the said James E. Abernathy and wife, Florence O. Abernathy, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4 in Block 8, in the Charlotte Park Company's 2nd Addition to Nashville, a plan of which is of record in Book 57, page 161, Register's Office for said County, and being also a subdivision of Plummer Place, of record in Book 161, page 39, said Register's Office.
>
> SAID Lot No. 4 fronts 50 feet on the northerly side of Park Avenue, formerly First Street, and extends back northwardly between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to George W. Stoves and wife, Hattie Mai Stoves by installment deed recorded in Book 4161, pages 429 and 430, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said James E. Abernathy and wife, Florence O. Abernathy, their heirs and assigns forever, I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to the said James E. Abernathy and wife, Florence O. Abernathy, their heirs and assigns forever, the benefit of all warranties as made to me in said deed, but no further or otherwise.

INSTITUTED at Nashville, Tennessee, this 12 day of February, 1970.

H. O. Loewenstein

HERMAN O. LOEWENSTEIN
SUBSTITUTE TRUSTEE

A 68426

T
IDENTIF. REFERENCE

FEB 12 11 50 AM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4397 PAGE 387

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Thad B. Freeman, a Notary Public in and for said County and State, the within named HERMAN O. LOEWENSTEIN, 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 at Nashville, Tennessee, this 12 day of February, 1970.

Thad B. Freeman
NOTARY PUBLIC

My Commission Expires: 1/26/71

5,500.
12 Feb 70.
J. Fletcher Klein

This instrument prepared by:
Herman O. Loewenstein, Attorney
Third National Bank Building
Nashville, Tennessee

FEB12 70	CONV	*5,500.00			
FEB12 70	S'TAX		B*	14.30	
FEB12 70	PR'FEE		B*	.50	
FEB12 70	W'DEED		B*	4.50	* 19.30