Owner M. L. Randall - Def Statute
1234 Stokeyon Bldg
Knoxville Tenn - Same address.

BOOK 4112 PAGE 951

SUBSTITUTE-TRUSTEE'S DEED Map 95-12
Pal. 157 ...e

Default having been made in the terms, conditions, and payments made and provided for in a Deed of Trust and Note dated the 31st day July, 1962, and executed by John C. Tracy and wife, Jessie Ray Tracy, and whereas, the Trustee, therein, was unable to act as said Trustee, and whereas, E. L. Edwards, Jr. was appointed as Substitute-Trustee by the owner and holder of the Note, to-wit, M. L. Randall by instrument dated the 10th day of March, 1970, and duly recorded in Book 4403, Page 894, Register's Office for Davidson County, Tennessee, and whereas, the holder of the secured obligation having directed the Substitute-Trustee to advertise and sell the property as provided for by said Deed of Trust, and whereas, said property was advertised according to the terms and conditions set out in the Deed of Trust as recorded in Book 3441, Page 384, said Register's Office naming the 9th day of April, 1970, at 12:00 Noon, at the south door of the court house in Davidson County, Tennessee, as the time and place of said sale, and whereas, pursuant to the published notice the said property was offered by the Substitute-Trustee for sale to the highest bidder for cash free from the equity of redemption, homestead, dower and all other exemptions, each and every kind being expressly waived in the said Deed of Trust, but sold subject to all prior recorded liens and the lien of any unpaid taxes, and at said time and place there appeared M. L. Randall whose bid of One Thousand and no/100 Dollars ($1,000.00), was the highest, best and only bid made, said sum being credited to the balance due on the Note and the costs of this foreclosure.

Now therefore, for and in consideration of the sum of One Thousand and no/100 Dollars ($1,000.00), a credit against the indebtness secured, I, E. L. Edwards, Jr., Substitute-Trustee, have this day bargained and sold and by these presents do transfer and convey unto M. L. Randall, his heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for said County.
> SAID Lot No. 32 fronts 76.5 feet on the south side of McKeige Drive and runs back 103 feet on the east line and 163 feet on the west line, to a dead line in the rear on which it measures 98 feet thereon.

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BEING the same property conveyed to John C. Tracy and wife, Jessie Ray Tracy, by deed from N. A. Richerson and wife, Wilma Richerson, of record in Book _____, Page _____, said Register's Office.

To have and to hold the aforesaid real estate, together with all the appurtenances, thereunto belonging to the said M. L. Randall, his heirs and assigns, forever. And I, E. L. Edwards, Jr., Substitute-Trustee, do hereby transfer unto the said M. L. Randall, all of the covenants and warranties in the aforesaid Deed of Trust contained, and do hereby, warrant the title to same as fully and as effectively as I am authorized to do as Substitute-Trustee, but not further or otherwise.

WITNESS my hand this the 10th day of April, 1970.

E. L. Edwards, Jr.
Substitute-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PR23S CONV 12,500.00
PR23S STAX A* 32.50
PR23S PRFEE A* .50
PREED A* 3.00 * 36.00

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

WITNESS my hand and seal this the 23 day of April, 1970.

NOTARY PUBLIC

My commission expires: 12-7-70

A 75381

APR 23 1 52 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

M. L. Randall

Sworn to and subscribed before me this 23 day of April, 1970

W. Williamson
Notary Public

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201