BOOK 4427 PAGE 218

SUBSTITUTE TRUSTEE'S DEED

Map 82-3
Par. 521

WHEREAS, by deed of trust dated November 14, 1968, as of record in Book 4286, page 541, Register's Office for Davidson County, Tennessee, the said Jim Boyd, Jr. and wife, Hattie C. Boyd, conveyed the property hereinafter described to Ronald Curtis, Trustee, to secure the payment of an indebtedness therein mentioned and described in the said deed of trust, and,

WHEREAS, Arik Makleff was appointed Substitute Trustee of record in Book 4405, page 235, Register's Office for Davidson County, Tennessee.

WHEREAS, default was made in the payment of the said indebtedness and the performance of the other covenants and agreements contained in the said deed of trust and the Exchange Mortgage Company, the lawful owner and holder of said indebtedness, having declared all the unpaid installments due and payable, called upon the undersigned Trustee, to exercise the power of sale conferred by said Deed of Trust to sell the hereinafter described property and,

WHEREAS, the Arik Makleff, Substitute Trustee, did give notice of the time and place of sale by publications in the Nashville Record, at Nashville, Tennessee, a newspaper published weekly for three consecutive weeks or twenty days, the first of said advertisements appearing on March 17, 1970 and in successive issues ending on the 31st day of March, 1970 and,

WHEREAS, pursuant to the said notice, I, the undersigned Arik Makleff, Substitute Trustee, did offer said property for sale at public outcry to the highest and best bidder for cash in hand, and in bar of the right of equity of redemption and homestead on Tuesday, April 7, 1970 at 12:00 noon at the south door of the Courthouse in Nashville, Davidson County, Tennessee and,

WHEREAS, at said sale the Exchange Mortgage Company, the holder of the indebtedness in the amount of Two Thousand Three Hundred Forty-six and 82/100 ($2346.82) Dollars, representing their encumbrances and were the highest and best bidder in the amount of One Thousand and no/100 ($1000.00) Dollars and the said Exchange Mortgage Company, being the holder of the indebtedness secured by the deed of trust together with the expenses of said sale amounting to this exact bid, accordingly, they are not required to pay any cash to the Trustee.

Now, therefore, in consideration of the premises, I, Arik Makleff, Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto the said Exchange Mortgage Company, their heirs and assigns the following property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 and the southerly 3 feet of Lot No. 36 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office of Davidson County, Tennessee.

Said Lot No. 35 and the southerly 3 feet of Lot No. 36 join and front together 53 feet on the easterly side of North 5th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Jim Boyd, Jr. and wife, Hattie C. Boyd by deed from Elizabeth Ann Kirby Hooper, as of record in Book 3286, page 88, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes and is improved property at 913 North 5th Street, Nashville, Tennessee. Also a deed of trust of record in Book 3294, page 129, Register's Office, Davidson County, Tennessee.

JUN26	CONV	*4,000.00			
JUN26	S'TAX		A*	10.40	
JUN26	PA'FEE		A*	.50	
JUN26	W'DEED		A*	3.00	* 13.90

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Said conveyance is made to the Exchange Mortgage Company to have and to hold said tract of land together with all appurtenances, estate, title and interest thereto their heirs and assigns forever.

I, Arik Makleff, Substitute Trustee, under the terms of said deed of trust, do hereby transfer, assign and convey unto thesaid Exchange Mortgage Company, their heirs and assigns, all the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Trustee, under the terms of said Deed of Trust, can or should do, but no further or otherwise.

In Testimony, Whereof the undersigned Arik Makleff, Substitute Trustee, has hereunto set his hand this 7th day of April, 1970.

A81902

IDENTIF. REFERENCE T

JUN 26 11 25 AM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____,

a Notary Public in and for said County and State, the within named

Arik Makleff, the bargainor, with whom I 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 7th day of April, 1970.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires 5-5-71.

The actual consideration for this transfer or value of property (which ever is greater) is $4,000.00) This is equal to or greater than the property would bring at a fair and voluntary sale

Sworn to and subscribed before me this 7th day of May, 1970

My commission exprires 5-5-71