Address New Owner	Send Tax Bills To	Par. #27W-20555
Mary Melton Johnson	Same	
1301 Riverside Drive	Same	
Old Hickory, Tenn.	Same	

This Instrument was prepared by
RUTHERFORD, CROCKETT, GUENTHER,
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee 37201

Map, 83-1
Par. 365
Pcl

TRUSTEE'S DEED

BOOK 4435 PAGE 575

WHEREAS, John B. Beckett, Trustee, did by a Deed of Trust of record in Book 3896, page 757, Register's Office for Davidson County, Tennessee, and also by a Deed of Trust in Book 3930, page 869, said Register's Office, conveyed certain real property hereinafter described to Jay C. Evans, Trustee, for the purpose of securing the payment of certain promissory notes in said Deeds of Trust, both executed by the said John B. Beckett, Trustee, plus interest, attorney's fees and costs in the event of foreclosure; and,

WHEREAS, the lawful holder and owner of said notes by an instrument of record in Book 4425, page 6, said Register's Office removed the said Jay C. Evans as Trustee, and in his place and stead appointed James P. Guenther as Substitute Trustee; and,

WHEREAS, the said notes were not paid in accordance with the terms and conditions of said Deeds of Trust, and the said lawful owner and holder of said notes declared the entire indebtedness due and payable; and,

WHEREAS, James P. Guenther, Substitute Trustee, at the direction of said owner and holder of said notes advertised the said property for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee in accordance with the terms stated in the said Deeds of Trust, naming the 17th day of July, 1970, at 12:00 noon at the south door of the Davidson County Courthouse at Nashville, Tennessee as the time and place of said sale; and,

WHEREAS, James P. Guenther, Substitute Trustee, personally appeared at the time and place set forth in said advertisement and offered said property for sale to the highest and best bidder for cash in bar of all equities of redemption, homestead and dower, and all other rights and exemptions of every kind except 1970 property taxes; and,

WHEREAS, the highest and best bidder for cash was Mary Melton Johnson, owner and holder of said notes. Said bid was in the sum of Eighty-five Hundred & 00/100 ($8500.00) Dollars and was accepted by said Substitute Trustee, and the said property was struck off and sold to the said Mary Melton Johnson. The said Mary Melton Johnson being the owner and holder of said notes was not required to pay said amount to me, but she has paid the costs of the sale, and credited the amount of the sale on said notes.

NOW, THEREFORE, I, James P. Guenther, Substitute Trustee, in consideration of the foregoing premises, and for $5.00 paid to me in cash by Mary Melton Johnson, the receipt of which is hereby acknowledged, have this day bargained and sold, and to hereby transfer and convey to the said Mary Melton Johnson a certain tract or parcel of land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee being Lot No. 29 on the Map of J. B. Hancock's east end addition of record in Book 57, page 133, Register's Office for said County. Said Lot No. 29 fronts 50 feet on the northerly side of Granada Avenue (formerly Grand Avenue, (formerly Bailey Avenue) and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Jay C. Evans, Trustee, by deed from John B. Beckett, Trustee, of record in Book 3896, page 757, and of record in Book 3930, page 869, Register's Office for said County.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said

Mary Melton Johnson, her heirs and assigns forever.

I further transfer and convey unto the said Mary Melton Johnson, her heirs and assigns all the benefits of any warranties contained in said Deeds of Trust insofar as I as Trustee may do so, but no further and not otherwise.

WITNESS my hand at Nashville, Tennessee, this 24 day of July, 1970.

A 85514

IDENTIF. REFERENCE

JUL 31 3 33 PM '70

EDDIE Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAMES P. GUENTHER,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nellie Gray Loring, a Notary Public in and for said County and State, the within named James P. Guenther, 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 24th day of July, 1970.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nellie Gray Loring
Notary Public

My commission expires 2-7-74

I hereby swear or affirm that the actual consideration or value of this transfer, whichever is greater, is $8500.00. Mary D. Hardaway
Subscribed and sworn to before me this 31st day of July 1970
Deputy Register D. Williams

JUL 31	CONV	*8,500.00				
JUL 31 S'TAX			A*	22.10		
JUL 31 PR'FEE			A*	.50		
JUL 31	W'DEED		A*	3.00	*	25.60