This deed prepared by
A. N. Greenberg, Atty.
64 Arcade Bldg. Nashville, Tenn.
Owner, Richard W Hatfield
1508 Edgehill Drive, Nashville, Tenn.
Also, the ad valorem Taxes.

W 22 - 13250
Map 118-1
Par. 221

SUBSTITUTE TRUSTEE'S DEED

BOOK 4506 PAGE 326

THIS INDENTURE, made and entered into on this the 27th day of May, 1971, by and between A. N. Greenberg, SUBSTITUTE TRUSTEE, FIRST PARTY, and Richard W. Hatfield, SECOND PARTY;

WITNESSETH:

WHEREAS, by an installment deed, dated May 18th, 1970, of record in Book 4419, Page 770, Register's Office for Davidson County, Tennessee, Charles A. Watkins and wife, Barbara Jean Watkins, conveyed to T. S. Wrenne, Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Sixty Three Hundred and Fifty ($6,350.00) Dollars; and,

WHEREAS, T. S. Wrenne, Trustee, was unable to act as Trustee under said installment deed and First Party was appointed Substitute Trustee by the owner and holder of said note by an instrument of record in Book 4495, Page 501, 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 costs of foreclosure, in accordance with the terms and provisions of said promissory note and installment deed; and,

WHEREAS, First Party did advertise said property forsale in accordance with the terms and provisions of said installment deed, notices of the time and place of said sale being published in The Nashville Record on May 4th, 1971, May 11th, 1971, and May 18th, 1971; and,

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the south door of the Davidson County Court House in Nashville, Tennessee, on May 27th, 1971 at 12:00 o'clock noon, Richard W. Hatfield, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Six Thousand ($6,000.00) Dollars, and said sum of said bid having been paid, the receipt therefor 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 successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Being Lot No. 36 on the Plan of L. G. Noel's Idlewild Subdivision, as of record in Book 161, Page 120, Register's Office for said County.

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

Said Lot No. 36 fronts 50 feet on the southerly side of Malcyon Avenue, and runs back between parallel lines with the easterly margin of 11th Avenue South, formerly Preston Street, 150 feet to an alley.

Being the same property conveyed to Charles A. Watkins and wife, Barbara Jean Watkins, by deed from Richard W. Matfield, of record in Book 4419, Page 770, Register's Office for Davidson County, Tennessee.

The above described property is improved and is located at 1017 Malcyon Avenue, Nashville, Davidson County, Tennessee. It is Parcel # , on Map # . Tax statements should be sent to Richard W. Matfield, 1508 Riverside Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, his successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, A. N. Greenberg, 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 said Second Party, his successors 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.

B 1678 1

IDENTIF. REFERENCE

JUN 1 10 11 AM '71

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

A. N. Greenberg
Substitute Trustee
FIRST PARTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $6,000.00. A. N. Greenberg, Affiant

Subscribed and sworn to before me this 27th day of June 1971

Deputy Register

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named A. N. Greenberg, 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, on this 27th day of May, 1971.

Billy Burchfield
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 1/30/74

JUN-1	CONV	*6,000.00				
JUN-1	S'TAX		A*	15.60		
JUN-1	PR'FEE		A*	.50		
JUN-1	W'DEED		A*	3.00	*	19.10

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