THIS INSTRUMENT PREPARED BY: J. K. WOODARD, Attorney, 608 Gallatin Road, North Madison, Tennessee 37115

BOOK 4527 PAGE 245

SUBSTITUTE TRUSTEE'S DEED

This deed, made and entered into this 6th day of August, 1971, by and between J. K. WOODARD, acting as substitute trustee as hereinafter stated, party of the first part, and PAUL M. HORAN, party of the second part, both of the County of Davidson and State of Tennessee:

WITNESSETH:

That whereas Hugh B. Williamson and wife, Susie J. Williamson executed to Dewey W. Pedigo, Trustee, upon the lands hereinafter described a deed of trust dated the 8th day of September, 1970, and recorded in Book 4445, page 109, in the Davidson County Register's Office: and whereas the said Dewey W. Pedigo resigned as Trustee and the said J. K. Woodard was appointed substitute trustee by an instrument of record in Book 4517, page 969, said Register's Office: and whereas the indebtedness secured by said deed of trust being overdue and unpaid, and the holder of said indebtedness having called upon the said substitute trustee to foreclose the said deed of trust, the said substitute trustee after due advertisement as required by law and the terms of the deed of trust offered said land for sale at the door of the Court House on the 6th day of August, 1971, when and where Paul M. Horan became the last and highest bidder at the price of $350.00 (Three Hundred Fifty Dollars), plus the assumption of the unpaid balance of a prior mortgage to Guaranty Mortgage Company as of record in Book 4216, page 219, said Register's Office.

Now, therefore, the said J. K. WOODARD, acting as substitute trustee as aforesaid, in consideration of the premises and of the said sum of $350.00 to him in hand paid and the other considerations as set out, has bargained and sold and by these presents does bargain, sell and convey unto the said PAUL M. HORAN his heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and more particularly described and bounded as follows:

> Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Debra Heights, Section II, as of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee.

[illegible] the actual consideration or value for the transfer, whichever is greater, is $[illegible]

[illegible] 1971

[illegible]

B 26054

IDENTIF. T REFERENCE

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FEE REGISTER
DAVIDSON COUNTY, TENN.

Said Lot No. 122 fronts 76.01 feet on the northerly margin of Irma Drive and extends back 203.02 feet on the westerly line and 202.61 feet on the easterly line to a rear line on which it measures 69.16 feet thereon.

Being the same property conveyed to Hugh B. Williamson and wife, Susie J. Williamson by deed from Paul M. Horan of record in Book 4445, page 0107, Register's Office for Davidson County, Tennessee.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging, to him the said party of the second part and his heirs and assigns in as full and ample a manner as the said substitute trustee has power to convey the same.

In testimony whereof, said J. K. WOODARD acting as substitute trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

J. K. Woodard
Substitute Trustee

AUG-9F	CONV		14,708.43		
AUG-9F	STAX		A*	38.22	
AUG-9F	PRFEE		A*	.50	
AUG-9F	WDEED		A*	4.00	* 42.72

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, J. K. WOODARD, Substitute Trustee, the within named 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 Madison, Tennessee, this 6th day of August, 1971.

Homer C. Stone
Notary Public

Commission expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $14,708.43.

Subscribed and sworn to before me, this the 6th day of August, 1971.

J. K. Woodard
Affiant

Notary Public

Commission expires: