Dir. - Mercantile Title Co.

42-9
34
16

NEW OWNER:
W. E. PORTER, TRUSTEE
325 Plus Park Boulevard
Nashville, Tennessee 37217

Mail tax bills to:
-SAME-

BOOK 4735 PAGE 343

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 12th day of May, 1971, B. H. V., Inc., James H. Benson, President, conveyed the property herein described to William N. Dearborn, Trustee, in a Deed of Trust of record in Book 4501, pages 374, 375 and 376, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said William N. Dearborn, was unable to serve, the lawful owner and holder of said note appointed Joseph G. Marchetti as Substitute Trustee by written instrument recorded in Book 4709, pages 818 and 819, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said conveyee joined in said Deed and conveyed a property to William N. Dearborn for the purpose of securing the note described in said Deed; and

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Joseph G. Marchetti, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and

WHEREAS, the said Joseph G. Marchetti, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Nashville, Tennessee on June 29, 1973 at 12:0'Clock Noon; and

WHEREAS, at the time and place as named in said advertisement, the said Joseph G. Marchetti, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of W. E. Porter, Trustee, in the amount of Seventy-Two Thousand Five Hundred ($72,500.00) Dollars; and

NOW, THEREFORE, I, Joseph G. Marchetti, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Seventy Two Thousand Five Hundred ($72,500.00) Dollars, credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto said W. E. Porter, Trustee, his successors o

assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in the 8th Civil District of Davidson County, Tennessee, Being "Reserved Parcel", on the plan of the Resubdivision of the Commercial Tract No. 2, of the Grinnel Tracts, as of record in Plan Book 3842, page 266, Register's Office for said County, as follows:
>
> BEGINNING at an iron pin on the southeasterly right of way of Charlotte Pike, said iron pin being 619 feet northeastwardly from the extension of the center line of American Road; thence north 43° 40' east, 100.50 feet to a concrete monument, being on the line between the subject parcel and the property of Matt H. Dobson, III; thence with said property line south 30° 16' east, 108.13 feet to a concrete monument; thence south 43° 40' west, 67.89 feet to an iron pin; thence north 39° 13' west 201.57 feet to an iron pin; the point of beginning. The foregoing described tract is the same property described as "Parcel C" of the above mentioned plan by the deed of record in Book 4411, page 91, said Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to B. H. V., Inc. by deed from James H. Benson, et al, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said W. E. Porter, Trustee, his successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said W. E. Porter, Trustee, his successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

EXECUTED at Nashville, Tennessee, this 31 day of July, 1973.

Joseph G. Marchetti

JOSEPH G. MARCHETTI
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Brenda H Smith,
a Notary Public in and for said County and State, the within named JOSEPH G. MARCHETTI, 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 the 31st day of July, 1973.

Brenda H Smith
NOTARY PUBLIC

My Commission Expires: 6-11-77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $72,500.00.

AUG 8 8 05 PM '73
FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE
C 1 8 7 3 0

W. E. Loe
AFFIANT

Subscribed and sworn to before me

this 31st day of July, 1973.

Brenda H Smith
NOTARY PUBLIC

My Commission Expires: 6-11-77

This instrument prepared by:

Herman O. Loewenstein
Attorney at Law
1100 Third National Bank Bldg.
Nashville, Tennessee 37219

AUG-8	CONV	72,500.00				
AUG-8	S'TAX		A*	188.50		
AUG-8	PR'FEE		A*	.50		
AUG-8	W'DEED		A*	6.00	*	195.00