Rupert Tarbills
John Leonard Johnson
816 Brook Hollow Rd
Nashville Tenn.

Prepared By Donald McGarlock
Attorney at Law
P.O. Box 1106
Nashville, Tennessee

9-16
20 pw

TRUSTEE'S DEED

BOOK 4768 PAGE 706

WHEREAS, under a Deed of Trust dated February 29, 1972 and recorded in Book 4581, Page 954, Register's Office, Davidson County, Tennessee, Macye Johnson conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 11, 1973 and recorded in Book 4706, Page 637, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed Cecil V. Crowson, Jr. as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Cecil V. Crowson, Jr. Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Cecil V. Crowson, Jr. Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 6, 13, 20 and 27, 1973, stating that on November 30th, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:15 o'clock P.M., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes and a prior Deed of Trust of record in Book 3758, Page 451, Register's Office, Davidson County, Tennessee; and

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $4585.00, Affiant John Leonard Johnson
Subscribed and sworn to before me this 30th day of November 1973

Deputy Register J. Head

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Cecil V. Crowson, Jr. Substitute Trustee, offered said property for sale at public outcry and sold said property to John Leonard Johnson, for $ 14750.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Cecil V. Crowson, Jr. Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said John Leonard Johnson (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being the easterly 61 feet of the southerly 125 feet of Block No. 2 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office for said County, described as follows:

Beginning at the northwest corner of Elkins Avenue, formerly second Avenue and 42nd Avenue North, formerly First Street; thence with the northerly margin of Elkins Avenue, westwardly 61 feet; thence at right angles, northwardly 125 feet to a point 200 feet south of the southerly margin of Park Avenue, formerly First Avenue; thence at right angles, eastwardly 61 feet to the westerly margin of 42nd Avenue North; thence with said Avenue, southwardly 125 feet to the beginning.

Being the same property conveyed to John Leonard Johnson, now divorced, and wife Macye M. Johnson by deed from G. M. Walker and wife, Mary Walker, of record in Book 1943, page 566, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 30th day of November, 19 73.

Cecil Crowson Jr
Substitute Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sue Ellen Burgett,

a Notary Public in and for said County and State, the within named Cecil V. Crowson, Jr. 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 30th day of November, 1973.

Sue Ellen Burgett
Notary Public

My Commission Expires: 5/11/76

C33602

IDENTIF. REFERENCE

Nov 30 1 28 PM '73

FELIX 2. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV30	CONV	*4,585.00			
NOV30	S'TAX		A*	11.96	
NOV30	PR'FEE		A*	.50	
NOV30	W'DEED		A*	6.00	* 18.46