New Owner: BOOK 4772 PAGE 713

Aubrey B. Harwell, Jr., Trustee
Eighth Floor
Third National Bank Building
Nashville, Tennessee 37219

Mail tax bills:
SAME

Map # 154
Parcel # 31.2 pt

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 27th day of November, 1972, Sam J. Leach and wife, Dorris Leach, conveyed the property herein described to W. A. Woodmansee and/or W. O. Fitch, Trustee, in a Deed of Trust of record in Book 4659, Page 689, Register's Office for Davidson County, Tennessee, to secure an indebtedness referred to therein; and

WHEREAS, thereupon Sam J. Leach and wife, Dorris Leach, continued to be in default under the Deed of Trust aforementioned and said payments not having been made as per the terms of the Deed of Trust.

WHEREAS, the said W. A. Woodmansee and W. O. Fitch were unable to serve, the lawful owner and holder of said note appointed Robert P. Ziegler as Substitute Trustee by written instrument recorded in Book 4760, Page 220, Register's Office for Davidson County, Tennessee; and

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

WHEREAS, the said Robert P. Ziegler, 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 December 12, 1973, at 12:00 o'clock Noon; and

WHEREAS, at the time and place as named in said advertisement, the said Robert P. Ziegler, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Aubrey B. Harwell, Jr., Trustee, in the amount of Eight Hundred Fifty and 00/100 ($850.00) Dollars; and

DEC 13	CONV	* 850.00				
DEC 13 S'TAX			A*	2.08		
DEC 13 TRTEE			A*	.50		
DEC 13	W'DEED		A*	6.00	*	8.58

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Eight Hundred Fifty and 00/100 ($850.00) 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 the Aubrey B. Harwell, Jr., Trustee, with full power to sell, transfer, convey, and encumber, without the joinder of any beneficiary, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> A parcel of land that lies wholly within Davidson County, Tennessee, and is bound in general on the East and North by Green, on the South by (formerly Griffin) and on the West by Griffin Road, as described by an unrecorded survey of C. K. McLemore, dated January 31, 1972.
>
> Begin at an iron pin in the East margin of Griffin Road at the Northwest corner of the former Griffin tract, thence with said East margin N 15° 10' W, 100 ft. and N 8° W, 108.6 ft. to an iron pin, thence with the following two new staked lines N 84° 30' E, 439 ft. to an iron pin and S 7° E, 210 ft. to an iron pin in the old Griffin's tract North fence line, thence with their North fence line S 89° W, 294 ft., and S 75° W, 129.2 ft. to the point of beginning and containing 2.0 acres more or less.
>
> Being part of the same property conveyed to Freeman Green by deed of record in Book 227, page 278, Register's Office of Davidson County, Tennessee, and being inherited by Willie Ford Green under the terms of the last will and testament of his father, John Freeman Green, being the same person as Freeman Green.
>
> Being the same property conveyed to Sam J. Leach and wife Dorris Leach by deed from Willie Ford Green unmarried of record in Book 4580, page 439, 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 Aubrey B. Harwell, Jr., Trustee, with full power to sell, transfer, convey, and encumber, without the joinder of any beneficiary, his successors and assigns, forever. I make this conveyance subject to all restrictions of record, all unpaid taxes, and any other prior mortgages or liens of record and in pursuance to the powers vested in me as Substitute Trustee, transferring to said Aubrey B. Harwell, Jr., 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 the 12th day of November, 1973.

ROBERT P. ZIEGLER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Herman O. Loewenstein, a Notary Public in and for said County and State, the within named ROBERT P. ZIEGLER, 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 12th day of December, 1973.

HERMAN O. LOEWENSTEIN
NOTARY PUBLIC

My Commission Expires April 27, 1977.

IDENTIF. REFERENCE
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.
Dec 13 3 20 PM '73

C 3 5 1 '9 3'

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $850.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of December, 1973.

NOTARY PUBLIC

My Commission Expires: April 27, 1977

This instrument prepared by Herman O. Loewenstein, Attorney at Law, 1100 Third National Bank Building, Nashville, Tennessee 37219.

mail TO