This instrument was prepared by H. Stanley Allen, Jr., Atty., 21st Floor, L & C Tower, Nashville, Tenn. 37219

46.36

BOOK 4795 PAGE 871

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Boyd Jones 3299 Union Hill Road Joelton, Tennessee 37080	Kimbrough-Kavanaugh 404 James Robertson Pkwy, Nashville, Tennessee	Map: 73-13 Par: 91

C 4 5 4 4 4

IDENTIF. REFERENCE

Mar 13 1 50 PM '74

FELIX ZANDLER II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $16,125.45.

H. Stanley Allen
Affiant

Sworn to and subscribed before me this 7th day of March, 1974.

Jimmie D. Rogers
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 10/22/77

The address of the property is: 1710 Welcome Lane, Nashville, Tennessee

SUBSTITUTE TRUSTEE'S DEED

This indenture, made and entered into this 7th day of March, 1974, by and between H. Stanley Allen, Jr., Substitute Trustee, First Party, and Boyd Jones, Second Party.

W I T N E S S E T H

WHEREAS, on the 2nd day of February, 1972, Earl Burton and wife, Louise Burton, executed a Deed of Trust conveying the herein described property to Glen T. Stewart, Trustee, to secure a Promissory Note executed simultaneously therewith; and,

WHEREAS, default was made in the payment of said Promissory Note; and,

WHEREAS, Glen T. Stewart, Trustee, was unable to act as Trustee under said Deed of Trust; and,

WHEREAS, the owner and holder of said Promissory Note, did, under the provisions of said Deed of Trust, appoint H. Stanley Allen, Jr., Substitute Trustee, by instrument of record in Book 4787, page 443; and,

WHEREAS, the owner and holder of said Note directed the First Party to advertise and sell the said property in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of said Promissory Note and the Deed of Trust; and,

WHEREAS, the First Party did advertise said property for sale in accordance with the terms of said Deed of Trust; notices of the time, place and terms of said sale having been published in the Nashville Record on Tuesday, February 12, 1974, Tuesday, February 19, 1974, and Tuesday, February 26, 1974; and,

WHEREAS, pursuant to said notices, First Party did offer said property for sale at the South Door of the Davidson County Courthouse in Nashville, Tennessee, on Thursday, the 7th day of March, 1974, at 12:00 o'clock noon; and,

WHEREAS, Boyd Jones, Second Party, was the highest and best bidder and became the purchaser of said property at and for the sum of Three Thousand Eight Hundred Fifty-One and fifteen/one hundredths ($3,851.15) Dollars; and, said sum of said bid having been paid, the receipt of which 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, its successors and assigns, the following described real property, located in Nashville, Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Section 2, Henderson Gardens, of record in Book 2900, page 101, Register's Office for said County.
>
> Said Lot No. 119 fronts 86.35 feet on the southerly side of Welcome Lane and runs back 157.3 feet on the west line and 178.9 feet on the east line to a dead line in the rear on which it measures 100 feet.
>
> Being the same property conveyed to Earl Burton and wife, Louise Burton, by deed of record in Book ____, page ____, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property unto the 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, H. STANLEY ALLEN, JR., 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 claim of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, H. Stanley Allen, Jr., Substitute Trustee, has hereunto set his hand this 7th day of March, 1974.

H. STANLEY ALLEN, JR.,
Substitute Trustee, First Party

MAR 13 CONV 16,125.45
MAR 13 S'TAX A* 41.86
MAR 13 PR'FEE A* .50
MAR 13 R'DEED A* 4.00 * 46.36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named H. Stanley Allen, Jr., Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged, that he, being so authorized to do, executed the within instrument as Substitute Trustee, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 1974.

Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY, TENN. *

Commission Expires: 10/26/77