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BOOK 4848 PAGE 964

148-8
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IDENTIF. REFERENCE

SEP 3 3 53 PM '74

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,015.19.

J. H. Oliphant
Affiant

Subscribed and sworn to before me, this 30th day of August, 1974.

Shirley D. Peterson
Notary Public

My commission expires 10/29/77.

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows: Home Federal Savings & Loan Association L & C Tower Nashville, Tenn.

Send Tax Bills to: Same

Map-Parcel Numbers

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 30th day of August, 1974, by and between CHARLES NELSON, JR., SUBSTITUTE TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated February 1, 1974, of record in Book 4785, page 465, Register's Office for Davidson County, Tennessee, ROBERT JOE WEST and wife, JULIA LYNN WEST, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Twenty-Three Thousand Seven Hundred Fifty and no/100 Dollars ($23,750.00); and,

WHEREAS, Attorneys Title Company, Inc., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 4837, page 850, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said

note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on July 30, August 6, and August 13, 1974; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, August 29, 1974, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty-Five Thousand Fifteen and 19/100 Dollars ($25,015.19), and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, pages 54 and 55, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert Joe West and wife, Julia Lynn West, by deed from Williamsburg Corporation, of record in Book 4785, page 463, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, 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 the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Charles Nelson, 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 30th day of August, 1974.

Notary Public

My Commission Expires 10/29/77.

SEP-3 CONV 25,015.19
SEP-3 S'TAX A* 65.00
SEP-3 PR'FEE A* .50
SEP-3 W'DEED A* 6.00 * 71.50