BOOK 4878 PAGE 435

THIS INSTRUMENT WAS PREPARED BY H. STANLEY ALLEN, JR., ATTORNEY,
21st Floor, L & C Tower, Nashville, Tennessee 37219

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
First & Mid-South Mortgage Company 10th Floor, Nashville City Bank Building, Nashville, Tennessee 37201	SAME	MAP 161-2 PAR 67

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,950.00.

H. Stanley Allen
AFFIANT

Dec 31 12 39 PM '74
FELIX E. ALLISON, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

C82982

Subscribed and sworn to before me, this the 20th day of December, 1974.

Dimmie D. Peebles
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 10/26/77

The address of the property is 470 West Crest Drive, Nashville, Tennessee, 37211.

TRUSTEE'S DEED

This indenture, made and entered into this 20th day of December, 1974, by and between H. STANLEY ALLEN, JR., Trustee, first party, and FIRST & MID-SOUTH MORTGAGE COMPANY, second party.

W I T N E S S E T H:

WHEREAS, on the 8th day of March, 1974, JOHN J. HOUSER and wife, CAROL A. HOUSER, executed a Deed of Trust conveying the herein described property to FRANKLIN G. CLARK, Trustee, to secure a promissory note executed simultaneous therewith; said Deed of Trust being of record in Book 4795, page 990, Register's Office, Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note; and,

WHEREAS, the owner and holder of said note and Deed of Trust, in accordance with the terms thereof, appointed first party, substitute trustee; and,

WHEREAS, the owner and holder of said Note and Deed of Trust 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 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, of Nashville, Davidson County, Tennessee, on November 26, 1974 December 3, 1974 and December 10, 1974; and,

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Davidson County Courthouse in Nashville, Tennessee, on Friday, the 20th day of December, 1974, at 12:00 p.m.; and,

WHEREAS, First & Mid-South Mortgage Company second party, was the highest and best bidder and became the purchaser of said property at and for the sum of Twenty Five Thousand Nine Hundred Fifty and no/100 ($25,950.00) 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, his successors and assigns, the following described real property located in Nashville, Davidson County, Tennessee, tot wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of McMurray Hills as of record in Book 3700, page 5, Register's Office for said County.

SAID Lot No. 15 fronts 75 feet on the northerly side of Westcrest Drive and runs back 345.4 feet, more or less, on the easterly line and 349.3 feet more or less on the westerly line to a dead line measuring 76 feet more or less thereon.

BEING the same property conveyed to John J. Houser, et ux by Deed from Howard F. Durham, et ux, of record in Book 4795, page 988, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property unto the 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, H. STANLEY ALLEN, JR., 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 Second Party, his successors and assigns, against the lawful claim of all person whomsoever.

IN WITNESS WHEREOF, the undersigned, H. STANLEY ALLEN, JR., Trustee, first party, has hereunto set his hand this 20 day of DECEMBER, 1974.

H. Stanley Allen

H. STANLEY ALLEN, JR., Trustee
First Party

DEC 31 ☰ CONV 25,950.00

STATE OF TENNESSEE) 31 ☰ S'TAX A* 67.34
COUNTY OF DAVIDSON) 31 ☰ PR'FEE A* .50
DEC 31 ☰ W'DEED A* 4.00 * 71.84

Personally appeared before me, the undersigned, Notary Public in and for the State and County aforesaid, the within named, H. Stanley Allen, Jr., Trustee, first party, 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 Trustee for the purposes therein contained.

WITNESS, my hand and official seal at Nashville, Tennessee this 20 day of DECEMBER, 1974.

Dianne L. [illegible]
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON CO. TENN.

Commission Expires: 10/26/77