FILED

BOOK 4881 PAGE 145

This Deed prepared by: J. A. Carney, Atty, 729 Stahlman Bldg, Nashville,Tn 37201

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP - PARCEL
J. T. Murphree et ux	Same	Map - 59-14
415 Edwin Street		Parcel 31
Nashville, Tennessee 37207		13DA44280

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by J. T. Murphree and wife, Winifred Murphree, to James Edward Brown, of record in Book 4286, page 484, Register's Office for Davidson County, Tennessee, in which said installment deed James Edward Brown joined and conveyed the hereinafter described property to Tom G. Coleman, Jr., Trustee, to secure a promissory note described in said installment deed, and

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

WHEREAS, the Trustee, Tom G. Coleman, Jr., refusing or being unable to serve as such trustee, E. A. Carney was appointed Substitute Trustee in an instrument of record in Book 4875, page 348, Register's Office for Davidson County, Tennessee, by the owners and holders of the indebtedness; now the entire indebtedness having been declared due and payable as provided in said installment deed by the owners and holders thereof and the owners and holders of said note having instructed the said E. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said installment deed instrument and

WHEREAS, E. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said installment deed, giving notice of an intent to sell said property at the south door of the Davidson County Courthouse in Nashville, Tennessee on the 10th day of January 1975 at 12:00 o'clock noon, and

WHEREAS, at the time and place of said advertisement the said E. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash, subject to the balance due on a first mortgage secured by a deed of trust payable to Kimbrough-Kavanaugh & Associates of Nashville, Tennessee, as of record in Book 2977, page 123, Register's Office for Davidson County, Tennessee, with a balance, principal and interest, as of January 10, 1975, in the sum of $7,533.54; and the highest and best bid received was that of J. T. Murphree and wife, Winifred Murphree, in the sum of $5,500.00, a total bid, including the balance due on said first mortgage in the sum of $13,031.04.

NOW, THEREFORE, E. A. Carney, Substitute Trustee, in pursuance of the power and authority vested in me by said instruments and in consideration of the sum bid, I, E. A. Carney, Substitute Trustee, sell, transfer and convey unto the said purchasers, J. T. Murphree and wife, Winifred Murphree, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Treppard Heights Subdivision, Section III, of record in Book 2663, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 272 fronts 75 feet on the southeasterly side of West Hamilton Avenue and extends back 275.8 feet more or less on the northeasterly line and 282.1 feet more or less on the southwesterly line to a dead line on which it measures 75 feet more or less.

Being the same property conveyed to James Edward Brown by installment deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 4286, page 484, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said J. T. Murphree and wife, Winifred Murphree, their heirs and assigns. This conveyance is made subject to the powers vested in me as Substitute Trustee and I assign the benefits of all warranties vested in them by deed, but not otherwise. This conveyance is made subject unpaid taxes and restrictions as to building and use.

WHEREFORE, this Substitute Trustee's Deed has been executed in Nashville, Tennessee, on this 10th day of January 1975.

E. A. Carney, Substitute Trustee

E. A. Carney, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the county and state, the within named, E. A. Carney, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he as Substitute Trustee, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January 1975.

Betty Ezell
NOTARY PUBLIC

BETTY EZELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 2/16/78

	JAN 13 75	CONV	13,031.04			
STATE OF TENNESSEE	JAN 13 75 S TAX			A*	33.80	
	JAN 13 75 PR FEE			A*	.50	
COUNTY OF DAVIDSON	JAN 13 75	W DEED		A*	4.00	* 38.30

The actual consideration or value, whichever is greater, for this transfer is $13,031.04.

J. T. Murphree
Affiant

Subscribed and sworn to before me this the 10th day of January 1975.

James A. Carney
NOTARY PUBLIC

JAMES A. CARNEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-2.9-77

JAN 13 1 22 PM '75
REGISTER
DAVIDSON COUNTY, TENN.
FEE $ EXEMPT

INDEX REFERENCE

C84173