C86440

IDENTIF. REFERENCE

FEB 4 1 03 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4886 PAGE 899

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5900.00.

T. W. Oliphant
Affiant

Subscribed and sworn to before me, this 20th day of January, 1975.

Shirley L. Johnson
Notary Public

My commission expires 7/28/79

This instrument prepared by
GULLETT, STEELE, [illegible]SON & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows: Robert W. Parkhurst, Stokers Bldg., Hendersonville, Tenn.

Send Tax Bills to: Same

Map-Parcel Numbers 60-16 62

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 20th day of January, 1975, by and between CHARLES NELSON, JR., SUBSTITUTE TRUSTEE, FIRST PARTY, and ROBERT W. PARKHURST and EDD R. TURNER, III, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated October 4, 1960, of record in Book 3142, page 409, Register's Office for Davidson County, Tennessee, J. Swayne Wilson and wife, Josephine Wilson, conveyed to E. A. Goodloe, Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Six Thousand and no/100 Dollars ($6,000.00); and,

WHEREAS, E. A. Goodloe, 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 4875, page 670, 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 December 24 and December 31, 1974, and January 7, 1975; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, January 16, 1975, 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 Five Thousand Nine Hundred and no/100 Dollars ($5,900.00) 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, their heirs and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Capitol View Subdivision of record in Book 974, pages 52 and 53, Register's Office for said County.
>
> Said Lot No. 48 fronts 99.5 feet on the easterly side of Brunswick Drive and runs back 144 feet on the north line and 158.2 feet on the south line to a dead line in the rear measuring 100 feet thereon.
>
> Being a part of the same property conveyed to J. Swayne Wilson by deed from Sammy D. White and wife, of record in Book 2640, page 191, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, their heirs 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, their heirs 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, Shirley L. Johnson, 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 20th day of January, 1975.

Shirley L. Johnson
Notary Public

My commission expires: 10/29/77.

STATE SHIRLEY L JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|---|
| FEB-4 75 | CONV | *5,900.00 | | | | |
| FEB-4 75 | S'TAX | | A* | 15.34 | | |
| FEB-4 75 | PR'FEE | | A* | .50 | | |
| FEB-4 75 | W'DEED | | A* | 6.00 | * | 21.84 |