R'ad

Ref 2829

BOOK 4906 PAGE 441

NAME & ADDRESS NEW OWNERS:

Nashville Mortgage & Realty Company
210 Stahlman Building
Nashville, Tennessee 37201

SEND TAX STATEMENT TO:

Nashville Mortgage & Realty Company
210 Stahlman Building
Nashville, Tennessee 37201

TAX PARCEL NO. 82-16 165 PW

TRUSTEE'S DEED

WHEREAS, W. B. BAKER, JR. and wife, ADDIE BAKER, by deed of trust recorded in Book 773, page 680, Register's Office Davidson County, Tennessee, conveyed to Jack W. Lee, Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and Nashville Mortgage & Realty Company being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said deed of trust; and,

WHEREAS, I, JOHN H. ROE, JR., SUBSTITUTE TRUSTEE, caused said property to be duly advertised by notice published once each week for four (4) consecutive weeks and continuing for a period of twenty-eight (28) days following publication of first notice in the Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Tuesday, April 22, 1975, at 12:00 Noon, said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said deed of trust; and,

WHEREAS, at the time and place stated on said terms I offered said property for sale at public outcry and sold said property to Nashville Mortgage & Realty Company (hereinafter referred to as "GRANTEE"), for its said bid of Eighteen Thousand, Seven Hundred, Ninety-nine and 25/100 ($18,799.25) Dollars, being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Eighteen Thousand, Seven Hundred, Ninety-nine and 25/100 ($18,799.25) Dollars, cash in hand paid, which amount was duly credited on the note herein referred to, the bidder being the owner and holder of said note, I, JOHN H. ROE, JR., SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

BEING all of Lot No. 10 of the Plan of J. L. Valentino's Lots on Russell Street in East Nashville, Plat Book 57, page 87, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated September 16, 1971.

BEGINNING at an iron pin on the southerly margin of Russell Street, thence with the southerly margin of said street north 64° 56' east 96.00 feet to an iron pin in the west margin of Alley No. 286; thence with margin of said alley south 9° 11' west 170.57 feet to another iron pin in said alley; thence north 25° 04' west 140.99 feet to the point of beginning, being triangular in shape.

This is improved property known as 944 Russell Street, Nashville, Tennessee.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1975.

TO HAVE AND HOLD said property with the appurtenances estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. And I do hereby transfer and assign unto said GRANTEE, its successors and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

WITNESS my hand this 22nd day of April, 1975.

JOHN H. ROE, JR., SUBSTITUTE TRUSTEE

C 95316

IDENTIFICATION REFERENCE
FILED APR 23 11 09 AM '75
REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, D. Loudene Gee, a Notary Public in and for said State and County, the within named JOHN H. ROE, 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 22nd day of April, 1975.

NOTARY PUBLIC

D. LOUDENE GEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

July 24, 1977

APR 23 CONV 18,799.25
APR 23 S'TAX A* 48.88
STATE OF TENNESSEE DR'FEE A* .50
COUNTY OF DAVIDSON W'DEED A* 4.00 * 53.38

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $18,799.25.

AFFIANT

Sworn to and subscribed before me this 22nd day of April, 1975.

NOTARY PUBLIC

D. LOUDENE GEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

July 24 1977