This instrument prepared by
STEPHENSON AND LACKEY
First Federal Building
Nashville, Tennessee 37219

BOOK 4913 PAGE 114

NAME & ADDRESS NEW OWNERS:
City Finance Company of Tennessee, Inc. (Nashville Branch)
2948 Nolensville Road
Nashville, Tennessee 37211
TAX PARCEL NO. _____

SEND TAX STATEMENTS TO:
City Finance Company of Tennessee, Inc. (Nashville Branch)
2948 Nolensville Road
Nashville, Tennessee 37211

104-16
2-73
pw

TRUSTEE'S DEED

WHEREAS, Altha Mae Appleton, unmarried, by deed of trust recorded in Book 4625, Page 86, Register's Office for Davidson County, Tennessee, conveyed to Louis R. Linx, 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 First Federal Savings and Loan Association of Nashville, 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 three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Thursday May 15, 1975, at 11:45 o'clock a.m., 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 City Finance Company of Tennessee, Inc. (Nashville Branch) (hereinafter referred to as "GRANTEE"), for its said bid of Nineteen Thousand and No/100 ($19,000.00) 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 Nineteen Thousand and No/100 ($19,000.00) DOLLARS, cash in hand paid, [illegible] 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 Lot No. 233 on the Belmont Land Company's Plan of Lots, as of record in Book 421, page 34, Register's Office for said County.

Said Lot No. 233 fronts 100 feet on the southerly side of Beechwood Avenue, and runs back between parallel lines, 175 feet to an alley.

This is improved property known as 1705 Beechwood Avenue, Nashville, Tennessee 37212.

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 15th day of May, 1975.

JOHN H. ROE, JR., SUBSTITUTE TRUSTEE

MAY 15 75 CONV 19,000.00
STATE OF TENNESSEE MAY 15 75 S'TAX A* 49.40
COUNTY OF DAVIDSON MAY 15 75 PR'PEE A* .50
MAY 15 75 W'DEED A* 4.00 * 53.90

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 15th day of May, 1975.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 24, 1977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $ 19,000.00.

AFFIANT

Sworn to and subscribed before me this 15th day of May, 1975.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 24, 1977

C98525

IDENTIF. REFERENCE

MAY 15 3 54 PM 75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.