BOOK 4916 PAGE 825

Map 74-16
Par. 145

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,351.87.

J. W. Oliphant
Affiant

Subscribed and sworn to before me, this 28th day of May, 1975.

Shirley L. Johnson
Notary Public

My commission expires 10/29/77

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows:
230 Fourth Avenue, North
Nashville, Tn. 37219
Home Federal Savings & Loan Assn.

Send Tax Bills to: same

Map-Parcel Numbers

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 28th day of May, 1975, by and between CHARLES NELSON, JR., SUBSTITUTE TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated March 15, 1974, of record in Book 4797, page 67, Register's Office for Davidson County, Tennessee, Fred M. Dixon and wife, Mary V. Dixon, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Twenty-Six Thousand One Hundred and no/100 Dollars ($26,100.00); and,

WHEREAS, Attorneys Title Company, Inc., 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 4905, page 775, 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 April 29, May 6 and May 13, 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, May 22, 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 Twenty-Seven Thousand Three Hundred Fifty-One and 87/100 Dollars ($27,351.87) 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, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Hermitage Hills, Section III, as of record in Book 2900, page 97, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Fred M. Dixon and wife, Mary V. Dixon, by deed from Jack Davis Odum and wife, Geneva Louise Odum, of record in Book 4797, page 65, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said 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, 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, its successors 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 28th day of May, 1975.

Shirley L. Johnson
Notary Public

My commission expires: 10/29/77.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. SHIRLEY L. JOHNSON

D 002289

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IDENTIF. REFERENCE

MAY 29 3 32 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY29'75	CONV	27,351.87				
MAY29'75	S'TAX		A*	71.24		
MAY29'75	PR'FEE		A*	.50		
MAY29'75	W'DEED		A*	6.00	*	77.74