THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

New Owner - Send Tax Bills:

Hutton, Inc. Realtors
Bellevue Plaza
367 Gaddes Drive
Nashville, Tennessee 37221

27W 15780
Map 83-6
Par 107

BOOK 4918 PAGE 797

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 7th day of February, 1975, Percy Wilkins, Jr., was named Trustee in a Deed of Trust of even date executed by Clifford Combs, single, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of Two Thousand Four Hundred and No/100 Dollars ($2,400.00), principal and interest at Nine per cent (9%) per annum on the unpaid balance, said Deed of Trust being recorded in Book 4892, page 873, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins & Adams, Attorneys a partnership, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 4905, page 520, in the Register's Office for Davidson County, Tennessee; Wilkins & Adams, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty (20) days notice by three (3) successive publications, namely: May 6, May 13, and May 20, 1975, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Tuesday, June 3, 1975, at 11:15 A.M. at the south door of the Courthouse in Davidson County, Tennessee, it, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time HUTTON, INC. REALTORS, Bellevue Plaza, 367 Gaddes Drive, Nashville, Tennessee, submitted the highest and best bid in the amount of $3,208.80.

NOW THEREFORE, in consideration of the premises, Wilkins & Adams, Attorneys, Substitute Trustee, do hereby sell, transfer and convey to HUTTON, INC. REALTORS, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> LAND in Davidson County, Tennessee, being the west half of lot No. 2 on the Plan of Sneed and Hamilton's Resubdivision in the First Subdivision of Brownsville, of record in Book 161, page 149, Register's Office for said County.
>
> SAID west half of Lot No. 2 fronts 50 feet on the southerly margin of Benjamin Avenue, formerly Locke Street, and extends back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Clifford Combs, who acquired title as a single man, by deed from Hutton, Inc. Realtors, of record in Book 4892, page 871, Register's Office for Davidson County, Tennessee.

Wilkins & Adams, Attorneys, Substitute Trustee, convey to HUTTON, INC., Realtors, all the rights conveyed to it as Substitute Trustee in said Deed of Trust, including such covenants and warranties, as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS its hand at Nashville, Tennessee, this 3rd day of June, 1975.

WILKINS & ADAMS, Attorneys

BY: _____
W. E. Weems, II

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. E. Weems, II, 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 the 3rd day of June, 1975.

Louise N. Binkley
Notary Public

My Commission Expires: 1-30-78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,208.80.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 1975.

Louise N. Binkley
Notary Public

My Commission Expires: 1-30-78

JUN-4 75 CONV *3,208.80
JUN-4 75 S'TAX A* 8.32
JUN-4 75 PR'FEE A* .50
JUN-4 75 W'DEED A* 4.00 * 12.82

D0 1158