THIS INSTRUMENT PREPARED BY:
LUCIEN DALE, Attorney
1406 Nashville City Bank & Trust
Building
Nashville, Tennessee 37201

File

BOOK 4931 PAGE 369

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Martha Shapard	Martha Shapard	Map 82-4
3121 Dickerson Road	3121 Dickerson Road	Par. 2
Nashville, Tennessee 37207	Nashville, Tennessee 37207	orig # 20W28760

THE ACTUAL CONSIDERATION OR VALUE OF THIS TRANSFER IS $4,500.00.

Lucien Dale
Affiant

Subscribed and sworn to before me, this 11th day of July, 1975.

Judy M. Butler
Notary Public

My Commission Expires: 5/7/77

This instrument, made and entered into this the 11th day of July, 1975 by and between Lucien Dale, Substitute Trustee and Martha Shapard, her successors and assigns;

W I T N E S S E T H :

WHEREAS, on the 24th day of June, 1969 Annie Mai Franklin executed to Bernard Schklar, Trustee, for Oliver H. Dale, a Deed of Trust on real estate hereinafter described and registered in Book 4632, Page 164, Register's Office for Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said Deed of Trust being to secure a certain indebtedness; and

WHEREAS, Lucien Dale was duly appointed Substitute Trustee with all the powers granted to the Trustee in the original Deed of Trust; and

WHEREAS, default having been made in the payment of said indebtedness, Oliver H. Dale, the owner and holder of the note, having demanded the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs therein provided, Lucien Dale, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised said real estate as required by the terms of said Deed of Trust, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest and costs pursuant to said advertisement, on July 10, 1975 at the front door of the Courthouse in Nashville, Davidson County, Tennessee, the said Lucien Dale, 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 equities of redemption, dower and homestead, as provided in said Deed of Trust, when Martha Shapard, being the highest and best bidder, became the purchaser at the price of $4,500.00, and said sum of said bid having been paid, the receipt of which is hereby acknowledged,

NOW, THEREFORE, for and in consideration of the premises, Lucien Dale, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto the said Martha Shapard, the following described real estate in Davidson County, Tennessee, to-wit:

Being the north 12 feet of Lot No. 76, all of Lot No. 77 and the southerly 12 feet of Lot No. 78 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot and parts of said Lots adjoin and front together 55 feet on the easterly side of North Fifth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Annie Mai Franklin, by Warranty Deed from Oliver H. Dale of record in Book 4344 Page 927, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same, together with all covenants and warranties in said Deed of Trust contained, to the said Martha Shapard, her successors and assigns, forever, in fee simple, but the said Lucien Dale, Substitute Trustee, conveys as Substitute Trustee and not otherwise; and all of my actions in the premises are done solely as Substitute Trustee under the powers vested in me under said Deed of Trust.

Lucien Dale
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State the within named Lucien Dale, 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 the 11th day of July, 1975.

Judy M. Butler
Notary Public

My Commission Expires:
5/7/77

D 06517

IDENTIF T REFERENCE

JUL 11 3 34 PM '75

FELIX A. NELSON, REGISTER
DAVIDSON COUNTY, TENN.

JUL 11 75	CONV	*4,500.00			
JUL 11 75 S TAX			A*	11.70	
JUL 11 75 PR FEE			A*	.50	
JUL 11 75	W DEED	-2-	A*	4.00	* 16.20