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65-9-83

BOOK 4934 PAGE 558

Prepared by:

Justin P. Wilson
Attorney at Law
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Nashville, Tennessee 37201

Send Bills to:

Guaranty Mortgage Company
of Nashville
Nashville, Tennessee 37238

JUL 23 CONV 21,858.16
JUL 23 S'TAX A* 56.94
JUL 23 PR'FEE A* .50
JUL 23 SUBSTITUTE TRUSTEE'S DEED 8.00 * 65.44

THIS INSTRUMENT, made and entered on this 21st day of July, 1975, by and between Edwin A. Lozier, Substitute Trustee, and the Guaranty Mortgage Company of Nashville, Nashville, Tennessee, its successors and assigns:

W I T N E S S E T H:

WHEREAS, on March 8, 1973, Albert F. Warner and James R. Greer, partners, d/b/a A & R Builders, executed to Hershel Greer, Trustee, a deed of trust on real estate hereinafter described and registered in Book 4688, Page 468, Register's Office of 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, Edwin A. Lozier was duly appointed Substitute Trustee, on June 19, 1975, by instrument recorded in Book 4924, Page 940, of the above mentioned Register's Office 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, Guaranty Mortgage Company of Nashville, the owner and holder of the note, having demanded the foreclosure under said deed of trust for the purpose of paying said note, interest and costs therein provided, Edwin A. Lozier, 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 Nashville, Davidson County, Tennessee, for sale 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 16, 1975, at 11:05 A.M. at the ~~South~~ First E4 L door of the Courthouse in Nashville, Davidson County, Tennessee, the said Edwin A. Lozier, Substitute Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, homestead and dower, and all other exemptions of every kind, which were expressly waived in said Deed of Trust and subject to any unpaid taxes, when Guaranty Mortgage Company of Nashville, being the highest bidder and purchaser of the property at a price of $21,858.16 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, Edwin A. Lozier, Substitute Trustee, has this day

day bargained and sold and does hereby transfer and convey unto Guaranty Mortgage Company of Nashville, its successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> Lot No. 117 on the Plan of Sherwood Forest, Section 3, as of record in Book 4460, Page 81, Register's Office for said County, to which plan reference is hereby made for a complete legal description.
>
> Being the same property conveyed to Albert F. Warner and James R. Greer, d/b/a A & R Builders, by deed dated February 28, 1973, from Miller Kimbrough, Trustee, of record in Book _____, page _____, Register's Office for said County.

TO HAVE AND HOLD the same unto the said Guaranty Mortgage Company of Nashville, its successors and assigns, forever.

EDWIN A. LOZIER, covenants as Substitute Trustee, that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through, or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

Edwin A. Lozier
Edwin A. Lozier, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named EDWIN A. LOZIER, 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 in Davidson County, Tennessee, this 23rd day of July, 1975.

Helen D. Scott
Notary Public

My commission expires: May 30, 1979

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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I hereby swear that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 21,858.16 .

James E. Gilbert
Affiant

Sworn to and subscribed before me
this 23rd day of July, 1975.

Helen D. Scott
Notary Public

My commission expires: May 30, 1979

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D0 7991

INSTRUMENT REFERENCE

JUL 23 | 15 PM '75

FILED AND RECORDED
DAVIDSON COUNTY, TENN.
REGISTER