Lot
259 - 13DA-39875 - 59-5-254
260 - 13DA-40805 - 59-5-255
261 - 13DA-40300 - 59-5-256
263 - 13DA-40460 - 59-5-258
156 - 13DA-41150 - 59-5-180
157 - 13DA-41155 - 59-5-179

BOOK 4934 PAGE 562

Prepared by:

Justin P. Wilson
Attorney at Law
1200 American Trust Building
Nashville, Tennessee 37201

Send Bills to:

Guaranty Mortgage Company
of Nashville
Nashville, Tennessee 37238

JUL 23 75 CONV 90,000.00
JUL 23 75 CONV 85,841.68
JUL 23 75 S'TAX A* 457.08
JUL 23 75 TITLE SUBSTITUTE TRUSTEE'S DEED A* .50
JUL 23 75 W'DEED A* 8.00 * 465.58

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 April 18, 1975, Albert F. Warner and James R. Greer, partners, d/b/a A & R Builders, and Albert F. Warner, Ellen J. Warner and James R. Greer, partners d/b/a A & R Construction Company executed to H. Lynn Greer, Jr., Trustee a deed of trust on real estate hereinafter described and registered in Book 4907, page 58, 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 938 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 11:00 A.M. at the ~~South~~ Front East 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 sold in parcels at the following prices:

| | |
|---|---|
| Lot 259 | $23,201.41 |
| Lot 260 | $23,711.16 tax |
| Lot 261 | $23,200.33 |
| Lot 280 | $23,159.63 |
| Lot 281 | $23,661.68 |
| Lot 263 | $21,034.37 |
| Lot 156 | $18,471.96 |
| Lot 157 | $19,401.14 tax |

said prices totalling $175,841.68 and, said sum of said bids 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 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:

Tract 1: Being Lots Nos. 259, 260, 261, 280 and 281 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to A & R Builders, a partnership composed of Albert F. Warner and James R. Greer, by deed from Earl Hawkins and William C. Greer, of record in Book 4833, page 453, Register's Office for said County.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being part of the property conveyed to A & R Builders, a partnership composed of Albert F. Warner and James R. Greer, by deed from Earl Hawkins and William C. Greer, of record in Book 4803, page 660, Register's Office for Davidson County, Tennessee.

Tract 3: Land in Davidson County, Tennessee, being Lots Nos. 156 and 157 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being part of the same property conveyed to A & R Construction Company, by deed from Imperial Corporation, of record in Book 4616, page 6, Register's Office for Davidson County, Tennessee, the said A & R Construction Company now being known as A & R Builders.

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

I hereby swear that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $175,841.68.

Affiant

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

Helen D. Scott

Notary Public

My commission expires: May 30, 1979

STATE OF TENNESSEE LARGE AT PUBLIC NOTARY HELEN D. SCOTT

JUL 23 1 15 PM '75

TENNESSEE REGISTER DAVIDSON COUNTY

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