204.12 6.50

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

FROM: W. A. STRINGER,
SUBSTITUTE TRUSTEE

BOOK 4939 PAGE 662

TO: HARLAN P. HOWARD and wife,
DONNA GAIL HOWARD

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
Mr. Harlan P. Howard	Same	143-12
208-17th Ave. S.		68
Nash. Tenn 37203		

This instrument prepared by: DEARBORN & EWING, 1912 Parkway Towers, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,661.50.

W.A. Stringer
Affiant

Subscribed and sworn to before me, this 30 day of July, 1975.

John L. Clarkson
Notary Public

My Commission Expires: 2/5/77

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 10, 1974, of record in Book 4824, page 583, Register's Office for Davidson County, Tennessee, William T. Carrender and wife, Charlotte L. Carrender, conveyed to Alan L. Saturn, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 4897, page 305, Register's Office for Davidson County, Tennessee, appointed W. A. Stringer, Substitute Trustee, in the place and stead of Alan L. Saturn, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said W. A. Stringer, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said W. A. Stringer, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:00 o'clock noon, on

Tuesday, April 22, 1975, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on March 25, April 1 and April 8, 1975; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Don Davis, acting for Harlan P. Howard, was the highest and best bidder;

NOW, THEREFORE, the undersigned, W. A. Stringer, Substitute Trustee, pursuant to the bid of Don Davis, acknowledges receipt of the sum of Seventy-Eight Thousand Six Hundred Sixty-One and 50/100 Dollars ($78,661.50), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Harlan P. Howard and wife, Donna Gail Howard, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said County, described as follows:
>
> Beginning at the common corner of Lots Nos. 34, 37 and 38; thence with the line between Lots Nos. 34, 38 and 39 northwesterly 605 feet to the southern boundary line of the Rowland property; thence with said Rowland's property north 86° east 261 feet; thence north 38° 346.5 feet to the corner of Lots Nos. 28 and 34; thence with the line between said two lots southerly 450 feet to the corner of Lots Nos. 28, 29 and 34; thence with the line between Lots Nos. 29, 30 and 34 southwesterly 269.3 feet to the corner of Lots Nos. 30, 32 and 34; thence with the line between Lots Nos. 32 and 34 southwesterly 118 feet to the corner of Lots Nos. 33 and 34; thence with the line between Lots Nos. 33, 34 and 37 westerly 218 feet to the beginning.
>
> Being the same property conveyed to William T. Carrender and wife, Charlotte L. Carrender,by deed from Harlan P. Howard and wife, Donna G. Howard, of record in Book 4824, page 581, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harlan P. Howard and wife, Donna Gail Howard, their heirs and assigns, forever; and W. A. Stringer, Substitute Trustee, does hereby transfer, assign, and set over unto Harlan P. Howard and wife, Donna Gail Howard, all of the covenants and warranties contained in the aforesaid

deed of trust, and does hereby warrant title as fully as he, as Substitute Trustee, is authorized so to do, but not further or otherwise.

IN WITNESS WHEREOF, the said W. A. Stringer, Substitute Trustee, has executed this instrument on this the 30 day of July, 1975.

W. A. Stringer
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John R. Adams, a Notary Public in and for said State and County, the within named W. A. Stringer, 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 office in Nashville, Tennessee, this 30th day of July, 1975.

John R. Adams
Notary Public

My Commission Expires: 2/5/77

JOHN R. ADAMS NOTARY PUBLIC DAVIDSON

D 10238

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IDENTIF. REFERENCE

AUG 8 11 09 AM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-8 75	CONV	78,661.50			
AUG-8 75 S'TAX			A*	204.62	
AUG-8 75 PR'FEE			A*	.50	
AUG-8 75	W'DEED		A*	6.00	* 211.12