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BOOK 4939 PAGE 892

IDENTIF. T REFERENCE

AUG 8 2 56 PM '75

FELIX Z. WELCH JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,031.38.

J. M. Oliphant
Affiant

Subscribed and sworn to before me, this 8th day of August, 1975.

Shirley L. Jones
Notary Public

My commission expires 10-29-77

This instrument prepared by
GULLETT, STEELE, [illegible] ROBINSON & MCRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows:
Home Federal Savings and Loan Association of Nashville
230 Fourth Avenue, North
Nashville, Tn. 37219

Send Tax Bills to: same

Map-Parcel Numbers
162 - 3
36

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 7th day of August, 1975, by and between ALLEN D. LENTZ, SUBSTITUTE TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated September 19, 1974, of record in Book 4854, page 548, Register's Office for Davidson County, Tennessee, RAYMOND E. TOWNS and wife, BRENDA C. TOWNS, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Twenty-Eight Thousand Four Hundred Fifty and no/100 Dollars ($28,450.00); and,

WHEREAS, Attorneys Title Company, Inc., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 4929, page 158, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs

of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on July 15, 22, and 29, 1975; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, August 7, 1975, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Thirty Thousand Thirty-One Dollars and 38/100 ($30,031.38), and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Apache Hills, Section 3, as of record in Book 4175, page 9, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Raymond E. Towns and wife, Brenda C. Towns, by deed from William & Lee, Inc., of record in Book 4854, page 546, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Allen D. Lentz, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Allen D. Lentz

Allen D. Lentz, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Pamela L. Zimmerman, a Notary Public in and for said State and County, the within named ALLEN D. LENTZ, 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 7th day of August, 1975.

Pamela L. Zimmerman

Notary Public

My commission expires: 10/25/76.

PAMELA L. ZIMMERMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AUG-8 75	CONV	30,031.38				
AUG-8 75	S'TAX		A*	78.00		
AUG-8 75	PR'FEE		A*	.50		
AUG-8 75	W'DEED		A*	6.00	*	84.50