NEW OWNERS:

James D. Cochran, et ux
2816 Blue Brick Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:

James D. Cochran, et ux
Crockett Hill Blvd.
Franklin, Tn. 37064

PREPARED BY:

Vincent E. Wehby
Hamilton Bank Bldg.
Nashville, Tn. 37219

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pd

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Patricia C. Ward executed a Deed of Trust on the 16th day of May, 1974, which was recorded in Trust Book 4816, Page 352, Register's Office of Davidson County, Tennessee, conveying to W. G. Traber, Trustee, of Nashville, Tennessee, the hereinafter described property to secure payment to Cheryl L. Cochran, a promissory note fully described in said Deed of Trust; and

WHEREAS, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, and said default having continued for more than 30 days, all of said indebtedness has been declared due and collectible, and Cheryl L. Cochran, holder of said note has demanded of the Successor Trustee, Vincent E. Wehby, appointed by an instrument of record in Book 4946, Page 976, Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

WHEREAS, Vincent E. Wehby, 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 the 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 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. Said advertisement having appeared in said paper on September 9, 16 and 23 of 1975, and, pursuant to said advertisement, on October 3, 1975, at the south door of the Courthouse in Davidson County, Tennessee, at 12:00 noon, the said Vincent E. Wehby, 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, and subject to any and all unpaid taxes that may be lien against said property, such facts as an accurate survey of the premises would disclose, and a Deed of

Trust to First Federal Savings and Loan Association of record in Book 4425, page 335, when James D. Cochran and Cheryl L. Cochran, being the highest and best bidder, became the purchaser at the price of $7,548.90, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Vincent E. Wehby, do hereby sell, transfer and convey as Substitute Trustee, under the said James D. Cochran and wife, Cheryl L. Cochran, their heirs and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

> Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 38 on the Map of Section One, Clover Bottom Subdivision, as of record in Book 1424, page 50 Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 38 fronts 75.16 feet on the southeasterly side of Blue Brick Drive and runs back between lines, 175 feet on the northeasterly line and 171 feet on the southwesterly line, to a dead line, measuring 75 feet thereon.
>
> Being the same property conveyed to Patricia C. Ward by deed from Cheryl L. Cochran as of record in Deed Book 4816, page 351, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said James D. Cochran and wife, Cheryl L. Cochran, their heirs and assigns, forever.

Vincent E. Wehby 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 subject to any and all unpaid taxes that may be lien against said property, such facts as an accurate survey of the premises would disclose and a Deed of Trust to First Federal Savings and Loan Association of record in Book 4425, page 335, 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; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, Vincent E. Wehby, Substitute Trustee, has hereunto set his hand on this 3 day of October, 1975.

Vincent E. Wehby
Substitute Trustee

STATE OF TENNESSEE |
|
COUNTY OF DAVIDSON |

On this 3 day of October, 1975, before me personally appeared Vincent E. Wehby, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

Robert L. Dozier
Notary Public

My Commission Expires: 10/25/76

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7548.90
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF October 1975.
Deputy Register

D18752

IDENTIFICATION REFERENCE

OCT 7 9 22 AM '75

FEE - DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

OCT-7-75	CONV	*7,548.90				
OCT-7-75	S'TAX		A*	19.50		
OCT-7-75	PR'FEE		A*	.50		
OCT-7-75	W'DEED		A*	6.00	*	26.00