BOOK 4960 PAGE 952

This Instrument Prepared by:
Robert P. Ziegler, Attorney
1100 Third National Bank Bldg.
Nashville, Tennessee 37219

Mail

NAME & ADDRESS NEW OWNERS:

City Finance Company of Tennessee, Inc.
6202 Charlotte Avenue
Nashville, Tennessee 37209
TAX PARCEL NO._____

SEND TAX STATEMENTS TO:

City Finance Company of Tennessee, Inc.
6202 Charlotte Avenue
Nashville, Tennessee 37209

60-12
36 pw

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Harry Marsteiner and wife, Ava A. Marsteiner, by deed of trust recorded in Book 4835, page 340, Register's Office for Davidson County, Tennessee, conveyed to D. L. Hampton and/or Maurice A. Smith, Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and City Finance Company of Tennessee, Inc. of Nashville, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said deed of trust, and,

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Tuesday, September 30, 1975, at 12:00 Noon, said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said deed of trust; and,

WHEREAS, at the time and place stated on said terms I offered said property for sale at public outcry and sold said property to City Finance Company of Tennessee, Inc. (hereinafter referred to as "GRANTEE"), for its said bid of Nine Thousand Eight Hundred Thirty-Five and 66/100 ($9,835.66) Dollars, being the highest and best bid offered, which bid includes the assumption of the first mortgage of record in Book 4431, page 380, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Nine Thousand Eight Hundred Thirty-Five and 66/100 ($9,835.66) Dollars, partially cash in hand paid and subject to the first mortgage of record, I, Robert P. Ziegler, Substitute Trustee, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

> Being Lots 34 and 35 of Block "C" on the Plan of Highland Park, as of record in Book 974, Page 33, Register's Office for said County.
>
> Said Lots adjoin and front together 50 feet on the easterly side of Morningside Drive, and runs back between lines 152 feet 3 inches on the northerly line of Lot No. 35 and 152 feet 6 inches on the southerly line of Lot No. 34, to a dead line in the rear, measuring 50 feet thereon.

This is improved property known as 2901 Morningside Drive, Nashville, Tennessee 37207.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1975, and the first mortgage of record in Book 4431, page 380, Register's Office for Davidson County, Tennessee.

TO HAVE AND HOLD said property with the appurtenances estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. And I do hereby transfer and assign unto said GRANTEE, its successors and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

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IDENTIF. REFERENCE

OCT 14 10 11 AM '75
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

WITNESS my hand this 30th day of September, 1975.

ROBERT P. ZIEGLER, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Robert P. Ziegler, 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 the 30th day of September, 1975.

NOTARY PUBLIC

My Commission Expires: April 27 1977

OCT 14 75 CONV *9,835.66
OCT 14 75 S'TAX A* 25.48
OCT 14 75 PR'FEE A* .50
OCT 14 75 W'DEED A* 4.00 * 29.98

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $9,835.66,

AFFIANT

Sworn to and subscribed before me this 30th day of September, 1975.

NOTARY PUBLIC

My Commission Expires: April 27 1977