Prepared by: MAIL TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

New Owner - Send Tax Bills:

W. Gene Brown
Route #3
Ashland City, Tennessee 37015

BOOK 4969 PAGE 689

8R-16
870 pw

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 12th day of December, 1973, Alan L. Saturn was named Trustee in an Installment Deed of even date, executed by Jasper Leslie Wilson and wife, Alma E. Wilson, conveying to him as Trustee as Trustee the real estate hereinafter described, said Vendor's Lien being retained to secure the payment of THIRTEEN THOUSAND TWO HUNDRED DOLLARS ($13,200.00), principal and interest at the rate of 8-1/2% per annum on the unpaid balance, said Installment Deed being recorded in Book 4772, page 872, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Alan L. Saturn, at the request of holder of said indebtedness and under and by virtue of the powers vested in him as said Trustee in said Installment Deed, advertise the said real estate as required by law and by the terms of said Deed of Trust more than twenty (20) days notice by three (3) consecutive publications, namely: October 7, October 14, and October 21, 1975, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, October 30, 1975, at 12:00 P.M. at the south door of the Courthouse in Nashville, Davidson County, Tennessee, I, as 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 herinabove mentioned equities, has provided the said Installment Deed, at which time W. Gene Brown and wife, Barbara Ann Brown, submitted the highest and best bid in the amount of TWELVE THOUSAND THREE HUNDRED FIFTY ($12,350.00) DOLLARS.

NOW THEREFORE, in consideration of the premises, I, Alan L. Saturn, Trustee, do hereby sell, transfer and convey to W. GENE BROWN and wife, BARBARA ANN BROWN, their heirs, successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property in Davidson County, Tennessee, to wit:

> A tract of land in Davidson County, Tennessee being Lot No. 3 on F. E. Mann's Plan of Lots of the Lucy H. Lindsley Tract, as of record in Book 161, page 40, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 50 feet on the east side of Meridian Street or Avenue, and runs back between parallel lines 145-1/3 feet to an alley.
>
> BEING the same property conveyed to Jasper Leslie Wilson and wife, Alma E. Wilson by Installment Deed from W. Gene Brown and wife, Barbara Ann Brown of record in Book 4772, page 872, Register's Office for Davidson County, Tennessee.

I, Alan L. Saturn, Trustee, convey to W. Gene Brown and wife, Barbara Ann Brown, all the rights conveyed to me as said Trustee in said Installment Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise, under the power vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 30th day of October, 1975.

Alan L. Saturn

ALAN L. SATURN
Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan L. Saturn, 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 30th day of October, 1975.

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IDENTIFICATION REFERENCE
NOV 10 1 29 PM '75
FELIX DAVIDSON JR REGISTER
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 10/28/78

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $12,350.00.

Janet Lee Harris
Affiant

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

Notary Public

My Commission Expires: 10/28/78

NOV 10 75	CONV	12,350.00			
NOV 10 75	S'TAX		A*	31.98	
NOV 10 75	PR'FEE		A*	.50	
NOV 10 75	W'DEED		A*	4.00	* 36.48