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New Owner:

RONALD V. HALL
214 Rosehill Drive
Goodlettsville, TN. 37072

Mail tax bills:
SAME

Map # 61-11
Parcel # 42
PW

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30th day of October, 1973, James Don Elkins and wife, Naomi Elkins, conveyed the property herein described to J. K. Woodard, Trustee, in a Deed of Trust of record in Book 4767, pages 96 and 97, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said J. K. Woodard was unable to serve, the lawful owner and holder of said note appointed Jim Butler as Substitute Trustee by written instrument recorded in Book 4954, page 143, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said conveyee joined in said Deed and conveyed a property to J. K. Woodard for the purpose of securing the note described in said Deed; and

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Jim Butler, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and

WHEREAS, the said Jim Butler, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee on October 21, 1975 at 12:00 Noon; and

WHEREAS, at the time and place as named in said advertisement, the said Jim Butler, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Ronald V. Hall in the amount of Nine Thousand Two Hundred and no/100 ($9,200.00) Dollars; and

NOW, THEREFORE, I, Jim Butler, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Nine Thousand Two Hundred and no/100 ($9,200.00) Dollars credited and applied

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as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto Ronald V. Hall, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being the westerly one-half of Lot No. 38 on the Map of Maplewood Manor Subdivision, of record in Book 547, page 102, Register's Office for said County.
>
> Said part of Lot No. 38 fronts 50 feet on the northeasterly side of Virginia Avenue and extends back between parallel lines 235 feet to a dead line.
>
> Being the same property conveyed to James Don Elkins and wife, Naomi Elkins, by deed from Robbie L. Dickey of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Ronald V. Hall, his successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said Ronald V. Hall, his successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, ~~this~~ 31st day of October, 1975.

JIM BUTLER, 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 Jim Butler, Substitute Trustee, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1975.

EVELYN CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

NOTARY PUBLIC

My Commission Expires: My Commission Expires April 25, 1979

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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The actual consideration or value whichever is greater for this transfer is $9,200.00.

Ronald V. Hall
AFFIANT

Sworn to and subscribed before me

this 31st day of October, 1975.

Evelyn Campbell
NOTARY PUBLIC

My Commission Expires April 25, 1978

My Commission Expires: _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOV 17 75	CONV	*9,200.00			
NOV 17 75	S'TAX		B*	23.92	
NOV 17 75	PR'FEE		B*	.50	
NOV 17 75	W'DEED		B*	6.00	* 30.42

This instrument prepared by:
Herman O. Loewenstein, Attorney
1100 Third National Bank Building
Nashville, Tennessee 37219

D 24637

TENNESSEE REFERENCE

NOV 17 2 47 PM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.