mail to:

BOOK 4974 PAGE 551

THIS INSTRUMENT WAS PREPARED BY
JACOBS H. DOYLE, ATTORNEY
423 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

Card

1041 Chicamauga Ave

Pcl 27 W 18830

Map 83-5-50

D E E D

WHEREAS, on the 30th day of December, 1974, John Mayton and wife, Lillie Mai Mayton, conveyed the property herein described to Jim Derryberry, Trustee, by deed of trust recorded in Book 4881, Page 215, Register's Office for Davidson County, Tennessee, to secure the payment of a note therein described; and,

WHEREAS, Jacobs H. Doyle was appointed Substitute Trustee on the 13th day of October, 1975 by instrument of record in Book 4962, Page 194, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed the said Jacobs H. Doyle, Substitute Trustee, to institute foreclosure proceedings, as provided in said deed; and,

WHEREAS, the said Jacobs H. Doyle, Substitute Trustee, did advertise in accordance with the provisions of said deed to sell said property at the South Door of the Courthouse in Nashville, Tennessee, on November 24, 1975 at 12 O'Clock Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Jacobs H. Doyle, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest and best bid received was that of Merit Finance Inc. of Tennessee, who bid $2,500.00.

NOW THEREFORE, I, Jacobs H. Doyle, Substitute Trustee, in pursuance of the power and authority contained in said deed, and in consideration of $2,500.00 paid in cash by Merit Finance, Inc. of Tennessee, receipt of which is hereby acknowledged, do, by these presents, sell, transfer and convey unto the said Merit Finance, Inc. of Tennessee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, towit:

BEING Lot No. 19 of Block "A" on the Plan of Eastwood Addition, as of record in Book 332, Page 63, R. O. D. C., Tennessee.

SAID Lot No. 19 fronts 50 feet on the northerly side of Chicamauga Avenue, and runs back between parallel lines, 150 feet to an alley.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Merit Finance, Inc. of Tennessee, its successors and assigns forever.

I make this conveyance in pursuance to the powers vested in me as Substitue Trustee, transferring to the said Merit Finance, Inc. of Tennessee, its successors and assigns, the benefit of all warranties as made to me in said deed, but not further or otherwise. This conveyance is made subject to all unpaid taxes,zoning regulations, recorded easements, restrictions as to building and use and all prior encumbrances.

Executed at Nashville, Tennessee, this the 24 day of November, 1975.

Jacobs H Doyle
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 Jacobs H. Doyle, 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 24th day of November, 1975.

Notary Public

My Commission Expires: 5-24-78

Jay Bell Keeper Merit Fin Co 306 Church St.

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D 25975

IDENTIF. REFERENCE

Nov 26 10 54 AM '75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV26'75	CONV	*2,500.00				
NOV26'75	S'TAX		B*	6.50		
NOV26'75	PR'FEE		B*	.50		
NOV26'75	W'DEED		B*	4.00	*	11.00