Address New Owner:

ROBERT M. JOHNSON
P. O. Box 1295
Nashville, Tennessee 37202

Send Tax Bills To:

ROBERT M. JOHNSON
P. O. Box 1295
Nashville, Tennessee 37202

Map-Parcel No.
72- 13

Parcel: 269

FROM: RICHARD MARSHALL, SUBSTITUTE TRUSTEE

TO: ROBERT M. JOHNSON

STATE OF TENNESSEE§
COUNTY OF DAVIDSON§

The actual consideration for this transfer is $1,500.00

Richard J Marshall
RICHARD MARSHALL, Substitute Trustee, AFFIANT

Sworn and subscribed to before me this 4th day of December, 1975.

Notary Public

My Commission Expires:
7-28-78

This Deed Prepared By:

RICHARD MARSHALL
Attorney at Law
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, ROBERT M. JOHNSON and wife, MARY P. JOHNSON, by Installment Deed, dated April 10, 1974, and recorded in Book 4830, page 864, Register's Office for Davidson County, Tennessee , conveyed certain real property therein described to ROOSEVELT STOCKTON and wife, JOYCE P. STOCKTON, and wherein said Roosevelt Stockton and wife, Joyce P. Stockton, joined therein and conveyed the real property therein described to LUCIEN DALE, TRUSTEE, for the purpose of securing a certain purchase money Vendor's Lien Note, of even date therewith, executed by Roosevelt Stockton and wife, Joyce P. Stockton, the said Installment Deed retaining a lien upon the said land to secure the said note, and also to secure interest to accrue on same, attorney's fees, Trustee's commissions, and costs of collection, if necessary, and all costs connected with the foreclosure of the power of sale contained in the said Installment Deed in favor of the said Lucien Dale, Trustee, all as set forth and provided for in the said Installment Deed, heretofore mentioned; and

WHEREAS, the indebredness secured by the terms and provisions of said Installment Deed was not paid according to the terms and conditions of same, and in accordance with the terms and conditions of the said Vendor's Lien note secured by said Installment Deed, and the terms contained therein, and said Vendor's Lien, and the said Lucien Dale, Trustee, having declined to serve as such Trustee, and pursuant to the authority vested in the powers of foreclosure in said Installment Deed, the lawful owner and holder of said note and of said indebtedness, appointed as Substitute Trustee, RICHARD MARSHALL, of Nashville, Tennessee, as successor to the said Lucien Dale, Trustee, which said appointment was made by written instrument recorded in Book 4964, page 194, said Register's Office, and further, pursuant to the authority vested in the powers of foreclosure in said Installment Deed, the lawful owner and holder of said note and of said indebtedness declared the said Installment Deed and trust powers immediately exigible, due and payable, and the said Richard Marshall, Substitute Trustee, at the request of the holder of said note, who is the said Robert M. Johnson, thereupon advertised said property for sale in accordance with the provisions of said powers contained in said Installment Deed, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said publication having commenced on the 28th day of October, 1975, naming the 19th day of November, 1975, at 12:00 Noon, at the South Door of the Courthouse in Davidson County, Tennessee, located in the City of Nashville, on the Public Square in said County and State, as the time and place of sale; and

WHEREAS, the said Richard Marshall, Substitute Trustee, appeared at the time and place mentioned in said advertisement and offered said land for sale to the highest bidder, for cash, in accordance with the terms of the said powers contained in said Installment Deed, at which time and place, ROBERT M. JOHNSON, appeared and bid the sum of One Thousand Five Hundred and no/100 ($1,500.00) Dollars, for said real estate described in said Installment Deed and in said Notice of Sale, which bid being the highest, best and last bid made, was duly accepted by the Substitute Trustee, and the property struck off and sold to the said Robert M. Johnson, subject, however, to all unpaid Metropolitan and State realty taxes.

NOW, THEREFORE, in consideration of the premises, and of the said sum of One Thousand Five Hundred and no/100 ($1,500.00) Dollars, which has been credited on the above indebtedness mentioned in said Installment Deed, I, RICHARD MARSHALL, SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold, and do hereby convey unto the said ROBERT M. JOHNSON, his heirs and assigns, the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 of Block "B" on the Plan of L.M. Ezell's Subdivision, of a 12.11 acre tract, of record in Book 1130, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 50 feet on the south side of West Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed by Robert M. Johnson and wife, Mary P. Johnson, to Roosevelt Stockton and wife, Joyce P. Stockton, by Installment Deed heretofore mentioned, of record in Book 4830, page 864, Register's Office for said County; and is improved property known as 922 West Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all unpaid Metropolitan and State realty taxes.

THIS the 19th day of November, 1975.

D 2 6 9 3 7

IDENTIF. REFERENCE

DEC 4 1 46 PM '75

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Richard Marshall
RICHARD MARSHALL, Substitute Trustee

* * * * * * * * * * *

DEC-4 75	CONV	*1,500.00			
DEC-4 75	S'TAX		B*	3.90	
DEC-4 75	PR'FEE		B*	.50	
DEC-4 75	W'DEED		B*	6.00	* 10.40

STATE OF TENNESSEE§
COUNTY OF DAVIDSON§

Personally appeared before me, JUDY BINKLEY, a Notary Public in and for said County and State, the within named RICHARD MARSHALL, 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, Davidson County, Tennessee, this 4th day of December, 1975.

Judy Binkley
Notary Public

JUDY BINKLEY NOTARY PUBLIC DAVIDSON COUNTY, TN

My Comm. Expires: 7-31-78