D 2 8 6 7 5

BOOK 4980 PAGE 458

T

IDENTIF. REFERENCE

DEC 17 1 45 PM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 15,011.71.

Dixie S Treadway
Affiant

Subscribed and sworn to before me, this 17th day of December 1975.

D. H. Cad
~~Notary Public~~ Dep Register

~~My commission expires~~

Address new owners as follows:
George B. and Dixie S. Treadway
3635 Knollwood Drive
Nashville, Tennessee 37215

Send Tax Bills to:
SAME

Map-Parcel Numbers
107 - 5 - 223

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 20th day of November, 1975, by and between Allen D. Lentz, SUBSTITUTE TRUSTEE, FIRST PARTY, and George B. Treadway and wife, Dixie S. Treadway, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated June 21, 1972, of record in Book 4612, page 642, Register's Office for Davidson County, Tennessee, Richard L. Crawford and wife, Barbara Crawford conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Seven Thousand Four Hundred and no/100 Dollars ($7,400.00), and,

WHEREAS, Charles Nelson, Jr., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 4962, page 746, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on October 28, November 4, and November 11, 1975, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, November 20, 1975, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Four Thousand Eight Hundred Eleven and 71/100 Dollars ($4,811.71), and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Bel Air Subdivision, Section II, as of record in Book 2900, pages 29 and 32, both inclusive, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 249 fronts 65 feet on the southerly side of Karen Drive, and extends back between parallel lines 142 feet to a dead line.
>
> Being the same property conveyed to Richard L. Crawford and wife, Barbara Crawford by deed from Jack R. Vanderpool and wife, Jo Ann Vanderpool, of record in Book 4612, page 640, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Allen D. Lentz, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Allen D. Lentz

Allen D. Lentz, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 10th day of December, 1975, before me personally appeared Allen D. Lentz, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and Notarial Seal.

Pamela L. Zimmerman
Notary Public

My Commission Expires 10/25/76.

PAMELA L. ZIMMERMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

DEC 17 75	CONV	15,011.71				
DEC 17 75	S'TAX		B*	39.00		
DEC 17 75	PR'FEE		B*	.50		
DEC 17 75	W'DEED		B*	6.00	*	45.50