New Owners:
Jack J. Cohen & wife
Bessie D. Cohen &
Leon Gilbert

mail
tax
Statements
Jack J Cohen
Statesman Bldg.

This instrument was prepared by J.B. Watson, Jr. Atty. 3.30 Gallatin Road Madison, Tenn. 37115

13DA-33725
map 59-11-176

BOOK 4982 PAGE 696

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having occurred in the payment of an indebtedness described in and secured by a Trust Deed executed on November 30, 1972 by William D. Corlew and wife Ruth I. Corlew to William N. Dearborn, Trustee, of record in Book 4661, page 108, Register's Office for Davidson County, Tennessee;

And WHEREAS, by assignment dated April 9, 1975 Commerce Union Bank, Nashville, Tennessee did assign all of its interest in and to said indebtedness secured by said Deed of Trust to Small Business Administration, an Agency of the United States of America, which assignment is recorded in Book 4903, page 153, Register's Office for Davidson County, Tennessee.

And WHEREAS, on November 17, 1975, James B. Watson, Jr. was substituted as Trustee in the place and stead of William N. Dearborn, the original Trustee, by instrument of record in Book 4971, page 389, Register's Office for Davidson County, Tennessee.

And, WHEREAS, the owner of said indebtedness, Small Business Administration, in accordance with the provisions of said Trust Deed, having declared the entire indebtedness due and payable, and I, James B. Watson, Jr., Substitute Trustee, having been requested by the owner of said indebtedness, Small Business Administration, so to do, did by virtue of the power and authority vested in me as such Substitute Trustee, after causing notice of the sale to be duly and regularly published as required by said Trust Deed, said notice having been published in the Nashville Record on November 18th, 25th and December 2, 1975, said newspaper being published in Davidson County, Tennessee, offer for sale, at public outcry, at the front door of the Davidson County Court House in Nashville, Tennessee at 12 o'clock noon on Tuesday, December 23, 1975, to the highest and best bidder for cash, and free from the equity of redemption, statutory rights of redemption, homestead, dower and all other exemptions which are expressly waived in said Trust Deed, a parcel of real estate conveyed to me as such Substitute Trustee; and the bid of Jack J. Cohen & wife Bessie D. Cohen and Leon Gilbert in the amount of $1,500.00 being the highest and best bid received, said property was struck off and sold to Jack J. Cohen and wife, Bessie D. Cohen & Leon Gilbert as tenants in common, their heirs and assigns.

Now, therefore, I, James B. Watson, Jr., Substitute Trustee, by virtue of the power and authority aforesaid, and in consideration of the premises and said sum of $1,500.00, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey unto the said Jack J. Cohen and wife Bessie D. Cohen a 1/2 undivided interest and to Leon Gilbert an undivided interest their heirs and assigns the aforementioned parcel of real estate situated in Davidson County, Tennessee and described as follows, to-wit:

Being Lot No. 500 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for said County.

Said Lot No. 500 fronts 75 feet on the southerly side of Baldwin Court and extends back between parallel lines 157.8 feet to a dead line.

To have and to hold said parcel of real estate, together with the title, estate, interest and appurtenances thereto belonging to the said Jack J. Cohen and wife Bessie D. Cohen as to a 1/2 undivided interest and to Leon Gilbert as to a 1/2 undivided interest, their heirs and assigns.

And I further transfer and convey unto said grantees all the rights and benefits of the covenants and warranties contained in said Trust Deed insofar as I, James B. Watson, Jr., Substitute Trustee, can legally do but no further and not otherwise. Said property is conveyed by me without covenants of representation or warranty and subject to all validly liened ad valorum taxes, if any, which may be outstanding against the property herein conveyed. And said property is conveyed by me subject to the indebtedness secured by a Trust Deed of record in Book 4532, page 752, Register's Office for Davidson County, Tennessee

securing an indebtedness to Fidelity Federal Savings & Loan Association and subject to a Trust Deed of record in Book 4594, page 209, said Register's Office, securing an indebtedness to Mid-State Aluminum Company, and further, said property is conveyed by me subject to any and all prior liens of record.

WITNESS MY HAND at Nashville, Tennessee this December 23, 1975.

JAMES B. WATSON, JR., SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James B. Watson, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee this December 23, 1975.

NOTARY PUBLIC

My commission expires: 5/2/77

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Dec 19 75.
Deputy Register

D 2 9 7 1 1

IDENTIF. REFERENCE

DEC 24 10 19 AM '75

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

[illegible]	CONV	*1,500.00			
[illegible]	S'TAX		6*	3.90	
[illegible]	R'FEE		6*	.50	
[illegible]	W'DEED		6*	4.00	* 8.40