Prepared by: Richard E. Rudesill
Attorney-at Law
P. O. Box 84
Brentwood, Tennessee 37027

BOOK 4968 PAGE 476

Buyer's
Lend Tar Title Co.
Robert F Lance
2704 12th Ave S.
Nashville Tn. 37204
Map - 105-6-334
Par -

FHA Case No. 483-042923-235

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on this the 29th day of December, 1975, by and between Richard E. Rudesill, Substitute Trustee, and Robert F. Lance, his successors and assigns.

WITNESSETH:

WHEREAS, on the 2nd day of June, 1972, Carolyn Jean Lee Phelps executed to James E. Malone, Trustee for Lovell & Malone, Incorporated, a deed of trust on real estate hereinafter described and registered in Book 4611, page 269, Register's Office of Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said deed of trust being to secure a certain indebtedness; and

WHEREAS, Richard E. Rudesill was duly appointed Substitute Trustee, with all the powers granted to the Trustee in the original deed of trust; and

WHEREAS, default having been made in the payment of said indebtedness, Tharpe & Brooks, Inc., the owner and holder of the note, having demanded the foreclosure of said deed of trust for the purpose of paying said note, interest, and costs therein provided, Richard E. Rudesill, Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised said real estate as required by the terms of said deed of trust, in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest and costs pursuant to said advertisement, December 29, 1975, at 12:00 o'clock noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee, the said Richard E. Rudesill, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust, when Robert F. Lance, being the highest and best bidder, became the purchaser at the price of Sixteen Thousand

Eight Hundred Fifty-Nine and 11/100 ($16,859.11) Dollars and, said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the premises, Richard E. Rudesill, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto Robert F. Lance, his successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 26, 27, and 28, Alloways Subdivision of Lot No. 5 of the Horton Plan, of record in Book 4470, page 107, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Carolyn Jean Lee Phelps, unmarried, by deed from Maurice Karr and wife, Joy R. Karr of record in Book 411, page 267, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same Robert F. Lance, his successors and assigns, forever, Richard E. Rudesill, covenants as Substitute Trustee, that he has full power and lawful authority to sell and convey the said real estate as herein set out; the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; that he will forever warrant the same against the lawful claims of any and all persons holding by, through, and under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

D 3 2 1 2 3

IDENTIF. REFERENCE

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.
JAN 14 2 11 PM '76

JAN 14 76 CONV 16,859.11
JAN 14 76 S TAX B* 43.94
JAN 14 76 PR FEE B* .50
JAN 14 76 W DEED B* 4.00 * 48.44

Richard E. Rudesill
Richard E. Rudesill, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Olivia Davidson, a Notary Public in and for said County and State, the within named Richard E. Rudesill, 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 Brentwood, Tennessee, this 12th day of January, 1976.

NOTARY PUBLIC AT LARGE

Olivia Davidson
Notary Public AT LARGE

Commission expires 3-12-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,859.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 76

Deputy Register