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BOOK 4988 PAGE 879

IDENTIF. REFERENCE

JAN 15 3 08 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 36,511.64.

J. A. Oliphant
Affiant

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

Subscribed and sworn to before me, this 15th day of January, 1976.

Heather Petty
Notary Public

My commission expires 1-7-79

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers
Home Federal Savings & Loan Association SAME 150-6
230 Fourth Avenue, North
Nashville, Tennessee 37219

1 Pcl

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 8th day of January, 1976, by and between Allen D. Lentz, SUBSTITUTE TRUSTEE, FIRST PARTY, and Home Federal Savings & Loan Association of Nashville, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated September 20, 1974, of record in Book 4854, page 554, Register's Office for Davidson County, Tennessee, Douglas C. Paget and wife, Ana Maria Paget conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Thirty-Five Thousand and no/100 Dollars ($35,000.00), and,

WHEREAS, Attorneys Title Company, Inc., 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 4978, page 397, 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 December 16, 23, and 30, 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, January 8, 1976, 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 Thirty-Six Thousand Five Hundred Eleven and 64/100 ($36,511.64), 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. 345 on the Plan of Cherry Hills, Section 7, as of record in Book 4460, page 49, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Douglas C. Paget and wife, Ana Maria Paget, by deed from American Homes, a partnership, of record in Book 4854, page 552, said Register's Office.

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, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, PAMELA L. ZIMMERMAN, a Notary Public in and for said County and State, the within named Allen D. Lentz, 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 8th day of January, 1976.

Pamela L. Zimmerman
Notary Public

My commission expires: 10/25/76.

PAMELA L. ZIMMERMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JAN 15 76	CONV	36,511.64	B*	94.90		
JAN 15 76 S'TAX			B*	.50		
JAN 15 76 PR'FEE			B*	6.00	*	101.40
JAN 15 76	W'DEED					