STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 154,800.00

J. M. Oliphant
Affiant

Subscribed and sworn to before me this 15th day of January, 1975.

Shirley D. Johnson
Notary Public

My commission expires 10/29/77.

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

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

Map-Parcel Numbers
150-5 P 2
150-9 P 38
39 pd

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 15th 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 August 7, 1974, of record in Book 4842, page 397, Register's Office for Davidson County, Tennessee, Royal Enterprises, a Partnership, 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 One Hundred Fifty-One Thousand Six Hundred and No/100 ($151,600.00), 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 4979, page 141, 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 23, 30, and January 6, 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 15, 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 One Hundred Fifty-Four Thousand Eight Hundred and No/100 ($154,800.00) Dollars, 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 Lots Nos. 94, 164 and 165, on the Plan of Forrest View Park, Section I, of record in Book 3700, pages 109 and 110, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Royal Enterprises, A Partnership, by deed from C. E. Realty Company, of record in Book 4842, page 389, said Register's Office, and by deed from C & S Builders, Inc., of record in Book 4842, page 391, 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

Allen D. Lentz, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Marsha L. Hellums, a Notary Public in and for said County and State, the within named Allen D. Lentz, Substitute Trustee, 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 15th day of January, 1976.

Marsha L. Hellums
Notary Public

My commission expires: 11-24-78.

D 3 2 6 2 0
IDENTIFICATION REFERENCE
JAN 19 2 45 PM '76
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

JAN 19 76	CONV	90,000.00			
JAN 19 76	CONV	64,800.00			
JAN 19 76	S'TAX		B*	402.48	
JAN 19 76	PR'FEE		B*	.50	
JAN 19 76	W'DEED		B*	6.00	* 408.98