D 35923

BOOK 4996 PAGE 505

IDENTIF. REFERENCE

FEB 12 2 40 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,205.15 .

J. A. Oliphant
Affiant

Subscribed and sworn to before me, this 10th day of February 1975.

Nancy [illegible]
Notary Public

My commission expires 2/16/78

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

Address new owners as follows: Federal Home Loan Mortgage Corp. Suite 2600, 229 Peach Tree St., N. E. Atlanta, Goergia 30343

Send Tax Bills to: Same

Map-Parcel Numbers 148-B 28 pt

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 5th day of February, 1976, by and between Allen D. Lentz, SUBSTITUTE TRUSTEE, FIRST PARTY, and Federal Home Loan Mortgage Corp., SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated July 26, 1974, of record in Book 4839, page 780, Register's Office for Davidson County, Tennessee, John N. Noble, Jr. and wife, Irene N. Noble 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 Twenty-Three Thousand Nine Hundred and no/100 ($23,900.00) Dollars, 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 4986, page 479, 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 January 13, 20, and 27, 1976, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, February 5, 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 Twenty-Five Thousand Two Hundred Five and 15/100 ($25,205.15) 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 Lot No. 26 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, pages 54 and 55, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Said Lot No. 26 fronts 78 feet on the easterly side of Artelia Drive and extends back 117.01 feet on the southerly line and 118.96 feet on the northerly line to a dead line in the rear measuring 71.06 feet thereon.
>
> Being the same property conveyed to John N. Noble, Jr. and wife, Irene N. Noble, by deed from Ralph Stevens and Melvin Jones, d/b/a American Homes, of record in Book 4839, page 778, and Book 4857, page 834, 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, PAMELA L. ZIMMERMAN, 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 5th day of February, 1976.

Pamela L Zimmerman

Notary Public

My commission expires: 10/25/76.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FEB 12 CONV 25,205.15

FEB 12 S'TAX B* 65.52

FEB 12 PR'FEE B* .50

FEB 12 W'DEED B* 6.00 * 72.02