THIS INSTRUMENT PREPARED BY:
LUCIEN DALE, Attorney
1406 Nashville City Bank & Trust Building
Nashville, Tennessee 37201

BOOK 5000 PAGE 286

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert W. Parkhurst and	SAME	41-3
Edd R. Turner III		Parcel 14
1034 Stahlman Building	SAME	Orig.#36228-10D
Nashville, Tenn. 37201	SAME	

THE ACTUAL CONSIDERATION OR VALUE OF THIS TRANSFER IS $12,200.00.

Robert W. Parkhurst
Affiant

Subscribed and sworn to before me this 13th day of February, 1976.

Notary Public

My Commission Expires:
June 11 1977

This instrument, made and entered into this 13th day of February, 1976 by and between Lucien Dale, Substitute Trustee and Robert W. Parkhurst and Edd R. Turner III, their successors and assigns;

WITNESSETH:

WHEREAS, on the 12th day of August, 1969 William Balfanz and wife, Reba Balfanz executed to Bernard R. Schklar, Trustee, an Installment Deed on real estate hereinafter described and registered in Book 4357, Page 304, Register's Office for Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, the said Installment Deed being to secure a certain indebtedness; and

WHEREAS, Lucien Dale was duly appointed Substitute Trustee with all the powers granted to the Trustee in the original Installment Deed; and

WHEREAS, default having been made in the payment of said indebtedness, Oliver H. Dale, the owner and holder of the note, having demanded the foreclosure of said Installment Deed for the purpose of paying said note, interest, and costs therein provided, Lucien Dale, as 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 Installment Deed, in the Nashville Record, a newspaper published in 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, on February 13, 1976 at the front door of the Courthouse in Nashville, Davidson County, Tennessee, the said Lucien Dale, 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 Installment Deed, when Robert W. Parkhurst and Edd R. Turner III, being the highest and best bidders, became the purchasers at the price of $12,200.00, 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, Lucien Dale, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto the said Robert W. Parkhurst and Edd R. Turner, III, the following described real estate in Davidson County, Tennessee, to-wit:

2-26-76 C.O. 12,200.00
ST. 31.72
P.F. .50
W.D. 4.00

3622

THIS INSTRUMENT PREPARED BY:

BOOK 5000 PAGE 287

Lot No. 130, Dalemere Subdivision, Section 6, as recorded 8/11/65 in Book 3700, Page 22, the Register's Office for Davidson County, Tennessee.

Said Lot as conveyed is subject to Restrictive Covenants of Dalemere Subdivision, Section 6, as recorded in Book 3922, Page 683, Register's Office for Davidson County, Tennessee, and the easements shown and recorded on the plat of record, Book 3700, Page 22.

Conveyance is subject to easement of Tennessee Natural Gas Company which crosses Lot 130 and is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Balfanz and wife, Reba Balfanz, by Installment Deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 4357, Page 304, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same, together with all covenants and warranties in said Installment Deed contained, to the said Robert W. Parkhurst and Edd R. Turner III, their successors and assigns, forever, in fee simple, but the said Lucien Dale, Substitute Trustee, conveys as Substitute Trustee and not otherwise; and all of my actions in the premises are done solely as Substitute Trustee under the powers vested in me under said Installment Deed.

Lucien Dale
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Nina Pinkerton, a Notary Public in and for said County and State the within named Lucien Dale, 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 20 day of February, 1976.

Nina D. Pinkerton
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires:

June 11 1977

D 37701

IDENTIF. REFERENCE

FEB 26 3 31 PM '76

REGISTER DAVIDSON COUNTY, TENN.