This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

BOOK 5004 PAGE 665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,631.04

Bruce Wallace
Affiant

Subscribed and sworn to before me, this 10th day of March, 1976.

Notary Public

My commission expires: 2/19/79

EDWARD SEDDON, SUBSTITUTE TRUSTEE

TO: SUBSTITUTE TRUSTEE DEED

FIRST SAVINGS & LOAN ASSOCIATION

12DA 44117
Map 71-16
Parcel 407

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 10th day of March, 1976, by and between Edward Seddon, Substitute Trustee, Party of the First Part, and First Savings & Loan Association, Party of the Second Part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 4831, Page 223, Register's Office for Davidson County, Tennessee, Ralph E. Nevels et ux Deborah M. Nevels conveyed certain property described therein to Richard D. Cahoy, Trustee, to secure a First Mortgage, payable to Mortgage Associates, Inc., of Atlanta, Georgia, and Edward Seddon, having been appointed Substitute Trustee, by instrument of record in Book 4992, Page 878, Register's Office, Davidson County, Tennessee.

WHEREAS, default having been made in the payment of said note, and the holder thereof has directed Party of the First Part to advertise and sell said property in satisfaction of said indebtedness and the cost of foreclosure in accordance with the terms and provisions of the said mortgage and Deed of Trust; and

WHEREAS, Party of the First Part did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record as prescribed by Said Deed of Trust and,

WHEREAS, pursuant to said notices Party of the First Part did offer said property for sale at the front door of the Davidson County Court House in Nashville, Tennessee, on March 5, 1976, at 12:00 noon, and First Savings & Loan Association, Party of the Second Part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of EIGHTEEN THOUSAND, SIX HUNDRED THIRTY-ONE and 04/100 DOLLARS ($18,631.04).

NOW, THEREOF, in consideration of the premises, Party of the First Part has this day bargained and sold and does hereby transfer and convey unto Party of the Second Part, the said First Savings & Loan Association, and their assigns, the following real estate located in Davidson County; to-wit:

BEING the northerly 50 feet of the southerly 100 feet of Lot No. 13 of the William & Hays' Bellview Plan E of record in Book 332, Page 51, Register's Office, Davidson County, Tennessee, more described; to-wit:

SAID part of Lot No. 13 fronts 50 feet on the westerly side of Montgomery Street and runs back between parallel lines measuring 200 feet to a dead line measuring 50 feet thereon.

Richart
REAL PROPERTY TAX RESPONSIBILITY:
First Savings & Loan Association
350 George Street
New Brunswick, N. J. 08993

BEING the same property conveyed to Ralph E. Nevels et ux Deborah M. Nevels by Deed of record in Book 4831, Page 221, Register's Office of Davidson County, Tennessee.

To have and to hold the aforesaid real estate unto First Savings & Loan Association, their assigns, forever and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind which were waived.

IN WITNESS WHEREOF, Party of the First Part has hereunto set his hand as of the day and date first above written.

Edward Seddon, Substitute Trustee
Party of the First Part

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Edward Seddon, 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 the 10th day of March, 1976.

Ollie Mai Parsley, Notary Public

My Commission Expires: 2/21/79

D39745

IDENTIF. REFERENCE

MAR 11 1 47 PM '76
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

MAR 11 76	CONV	18,631.04			
MAR 11 76 S'TAX			B*	48.36	
MAR 11 76 PR'FEE			B*	.50	
MAR 11 76	W'DEED		B*	4.00	* 52.86