Send tax bills to:
Associates Capital Corporation
1017 Gallatin Road
Madison, Tennessee 37115
mail

Prepared by: John McLemore
601 Broadway
Nashville, Tennessee 37203

TRUSTEE'S DEED BOOK 5015 PAGE 318

72-10
35 pm

WHEREAS, under a Deed of Trust dated April 18, 1974, recorded in Book 4809, page 670, and re-recorded in Book 4857, page 961, Register's Office, Davidson County, Tennessee, Marion Phillips and wife, Mary Frances Phillips conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 25, 1976 and recorded in Book 5000, page 376, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed John McLemore as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested John McLemore, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, John McLemore, Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 9, 16, 23 and 30, 1976, stating that on April 9, 1976, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 o'clock noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes; and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00.

Affiant

Subscribed and sworn to before me, this the 9 day of April 1976.

Notary Public

My commission expires: 4/30/78

WHEREAS, on said date at the time and place stated in said advertisment, and on said terms, I, John McLemore Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Capital Corporation for $ 5,000.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, John McLemore Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Capital Corporation (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land In Davidson County, Tennessee, being the westerly 1/2 of Lot No. 21 on the Map of Keller's Subdivision, as of record in Book 421, page 86, Register's Office for said County.

SAID, part of said lot fronts 50 feet on the northerly side of Litton Avenue, as widened, as shown on said plan, and runs back between lines, 252.75 feet on the westerly line and 254 feet, more or less, on the easterly line, to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Mrs. Alene McClure, by deed from Edward Carroll and wife, Naomi T. Carroll, of record in Book 4287, page 719, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 9th day of April 19 76.

J. C. McLemore
Substitute Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Kathryn S. Randolph, a Notary Public in and for said County and State, John McLemore, 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 9th day of April, 1976.

Kathryn S. Randolph
Notary Public

My commission expires: 4/30/78

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IDENTIF. REFERENCE

APR 14 1 46 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

APR 14 76	CONV	*5,000.00				
APR 14 76	S'TAX		B*	13.00		
APR 14 76	R'FEE		B*	.50		
APR 14 76	W'DEED		B*	6.00	*	19.50