BOOK 5027 PAGE 753

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,305.69 .

T. N. Oliphant
Affiant

Subscribed and sworn to before me, this 20TH day of May , 1975.

Heather Pitts
Notary Public

My commission expires 12-11-79

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

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers
Home Federal Savings & Loan Assoc. Same 148- Z 64
230 Fourth Avenue, North
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 20th day of May, 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 May 6, 1974, of record in Book 4813, page 60, Register's Office for Davidson County, Tennessee, Harry D. Carr and wife, Joyce M. Carr 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-Four Thousand Two Hundred and no/100 ($24,200.00), and,

WHEREAS, Harry D. Carr and wife, Joyce M. Carr subsequently conveyed said real property to John Williams and wife, Frances Williams, of record in Book 4925, page 336, Register's Office for said County, and the said indebtedness was assumed by John Williams and wife, Frances Williams; and

WHEREAS, John Williams and wife, Frances Williams subsequently conveyed said real property to Thomas W. Manning and wife, Erma M. Manning, by deed of record in Book 4962, page 332, Register's Office

for said County, and the said indebtedness was assumed by Thomas W. Manning and wife, Erma M. Manning; 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 5017, page 197, 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 April 27, May 4, and 11, 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, May 20, 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 Three Hundred Five and 69/100 ($25,305.69), 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. 20 on the Plan of Luna Heights, Section 2, as of record in Book 2900, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Thomas W. Manning and wife, Erma M. Manning, by deed from John Williams and wife, Frances Williams of record in Book 4962, page 332, 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 20th day of May, 1976.

Pamela L Zimmerman

Notary Public

My commission expires:

10/25/76

D50362

IDENTIFICATION REFERENCE

MAY 21 2 29 PM '76

REGISTER DAVIDSON COUNTY, TENN.

MAY21'76	CONV	25,305.69			
MAY21'76	S'TAX		B*	65.78	
MAY21'76	PR'FEE		B*	.50	
MAY21'76	W'DEED		B*	6.00	* 72.28