THIS DEED PREPARED BY B. R. KENNEDY, JR., ATTORNEY - 929-STAHLMAN BUILDING

SUBSTITUTE TRUSTEE'S DEED BOOK 5030 PAGE 514

WHEREAS, by an installment deed dated October 13, 1965, of record in Book 3950, Page 828, Register's Office for Davidson County, Tennessee, Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen, conveyed the herein described property to Herman Friersonand wife, Bobbie T. Frierson, and the said Herman Frierson and wife, Bobbie T. Frierson, conveyed the same property to J. B. Watson, Jr., Trustee to secure an indebtedness evidenced by a lien note, dated even date of said deed; and

WHEREAS, default has been made in the payment of said note and the lawful owners and holders thereof made demand on J. B. Watson, Jr., Trustee, to foreclose on said property; and,

WHEREAS, said Trustee caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said installment deed, to sell said property at 12:00 o'clock Noon, on Thursday, May 27, 1976, at the south door of the Courthouse in Davidson County, Tennessee, for cash; and,

WHEREAS, J. B. Watson, Jr., Trustee was unable to serve as Trustee, and Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen, the owners and holders of the note described in the above mentioned installment deed, and pursuant to the authority vested in said Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen, as the owners and holders of said note as set out in said installment deed above mentioned, which is of record in Book 3950, Page 828, Register's Office for Davidson County, Tennessee, appointed Robert O. Mallernee, Jr. as Substitute Trustee, and he as such Substitute Trustee, was vested with all the power given to the Trustee as provided in said Installment deed above mentioned; and,

Whereas, said installment deed provided that the holders of the note secured by said installment deed was empowered to replace the Trustee named in the said Installment deed or any Successor Trustee; and,

WHEREAS, the undersigned Robert O. Mallernee, Jr., having been appointed as Substitute Trustee in the place and stead of J. B. Watson, Jr., Trustee, said appointment being set forth in instrument of record in Book 5017, Page 80, Register's Office for Davidson County, Tennessee; and

WHEREAS, the highest bid received by Robert O. Mallernee, Jr., Substitute Trustee, was in the amount of $1,000.00 cash, and the cancellation of the note described in Installment Deed of record in Book 3950, Page 828, R. O. D. C., Tennessee, said offer and bid having been made by Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen.

Rec'd 5/2 3/09C

Mail -7

NOW, THEREFORE, in consideration of said sum, I, Robert O. Mallernee, Jr., Substitute Trustee, having bargained and sold and by these presents do transfer and convey unto the said Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, wo-wit:

> Land in Davidson County, Tennessee, being the south part of Lot No. 394 on the Map of McGavock's Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County.
> Said part of said lot fronts 50 feet on the westerly side of 17th Avenue North, formerly James Street, and runs back between lines, 170 feet, more or less, to an alley on which it measures 50 feet.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julia L. Mallernee, a widow, and Jack J. Cohen and wife, Bessie D. Cohen, their heirs and assigns, forever.

THIS CONVEYANCE is made by me, as Substitute Trustee, but no further or otherwise.

WITNESS my hand this the 27th day of May, 1976.

51546

T IDENTIF. REFERENCE

JUN 1 11 28 AM '76

FELIA [illegible] REGISTER DAVIDSON COUNTY, TENN.

Robert O. Mallernee Jr.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JUN-1 '76 CONV *1,000.00
JUN-1 '76 S'TAX B* 2.60
JUN-1 '76 PR'FEE B* .50
JUN-1 '76 DEED B* 4.00 * 7.10

Personally appeared before me, M. L. Randall, a Notary Public in and for said County and State, the within named Robert O. Mallernee, Jr., the bargainor with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of May, 1976.

M L Randall
NOTARY PUBLIC

My commission expires: 4/27/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual value or consideration whichever is greater for this transfer is $1,000.00

AFFIANT

Subscribed and sworn to before me this 28th day of May, 1976.

M. L. Randall
NOTARY PUBLIC

My commission expires: 4/27/80