Map No. 105-9

Parcel No. 257

THIS INSTRUMENT PREPARED BY
THEODORE E. CARVER
ATTORNEY-AT-LAW
Thomas, Halliburton, Ballin & Fortas
1. PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

BOOK 5031 PAGE 529

The actual consideration or value, whichever is greater for this transfer is $ 18, 978.55

Theodore E. Carver
Affiant

This is improved property:

1019 Bate Ave

Nashville, Tenn. 37204

Subscribed and Sworn to before me this 3rd day of June, 1976.

Jan Marbut
Notary Public

Commission Expires: 2-4-79

SEND TAX BILLS TO:

NATIONAL MORTGAGE CO.

4041 KNIGHT ARNOLD RD.

MEMPHIS, TENNESSEE, 38118

D52002

FILED FOR REFERENCE
JUN 3 12 35 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

SUCCESSOR TRUSTEE'S DEED

Whereas, Gentry Hayes and wife Mattie Hayes executed a deed of trust on the 1st day of July, 1973, which was recorded in Trust Deed Book 4725, Page 186, Register's Office of Davidson County, Tennessee conveying to James E. Malone, of Nashville, Tennessee, the hereinafter described property to secure payment to Lovell & Malone, Inc, a promissory note fully described in said deed of trust; and

Whereas, default has occured in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and National Mortgage Company, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, Theodore E. Carver, 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 the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equitites of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs,

and pursuant to said advertisement, on April 19 BOOK 5031 PAGE 530, 19 76 at the door of the Court House in Davidson County, Tennessee at 12:00 Noon, the said Theodore E. Carver, 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 deed of trust; when National Mortgage Company being the highest and best bidder, became the purchaser at the price of $ 18,978.55, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Theodore E. Carver, do hereby sell, transfer and convey as Substitute Trustee, unto the said National Mortgage Company, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Being Lot No. 23 and the Easterly 3 feet of Lot No. 22. W. S. Criddle's Subdivision of Lot No 1 of the W. L. B. Lawrence Property, as of Record in Book 57, page 84, Register's Office for said County.

Said Lot and part of said lot front together 53 feet on the South side of Bate Avenue, and runs back between parallel lines 145 feet to an alley.

TO HAVE AND TO HOLD THE same unto the said National Mortgage Company, its successors and assigns, forever,

Theodore E. Carver covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and taxes.

JUN-3 CONV 18,978.55
JUN-3 B* 49.40
JUN-3 PRFEE B* .50
WDED 4.00 * 53.90

IN WITNESS WHEREOF, Theodore E. Carver, Substitute Trustee has hereunto set his hand on this 3rd day of June, 19 76.

Theodore E. Carver
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 1976, before me personally appeared Theodore E. Carver, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I Have hereunder set my hand and seal.

My commission expires: Oct. 1, 1979 Notary Public: Fay Watson