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BOOK 5037 PAGE 38

IDENTIF. REFERENCE

JUN 18 3 10 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4777.72.

J. M. Oliphant
Affiant

Subscribed and sworn to before me, this 12th day of June, 1976.

Heather Pitts
Notary Public

My commission expires 10-1-79.

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
1 & C Tower, Nashville, Tenn.

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers
Home Federal Savings & Loan Association Same 72-8
230 Fourth Avenue, North 258 pt
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 3rd day of June, 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 August 16, 1973, of record in Book 4739, page 16, Register's Office for Davidson County, Tennessee, James S. Sweeney, Sr. and wife, Rita E. Sweeney and James S. Sweeney, Jr. and wife, Patricia M. Sweeney conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Four Thousand Four Hundred Forty and No/100 ($4,440.00) Dollars, and,

WHEREAS, James S. Sweeney, Sr. and wife, Rita E. Sweeney and James S. Sweeney, Jr. and wife, Patricia M. Sweeney subsequently conveyed said real property to Pat R. Sensing and wife, Myrna Sensing, by deed of record in Book 4791, page 32, Register's Office for Davidson County, Tennessee, and the said indebtedness was assumed by Pat R. Sensing and wife, Myrna Sensing; and

WHEREAS, Charles Nelson, Jr., 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 5022, page 28, 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 May 11, 18, and 25, 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, June 3, 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 Four Thousand Seven Hundred Seventy-Seven and 72/100 ($4,777.72) Dollars, 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. 6 on the Plan of Dalewood Subdivision, Section V, as of record in Plan Book 4175, page 84, Register's Office for Davidson County, Tennessee; said Lot fronts 98' on Cooper Lane and runs back between parallel lines 165' to a dead line, and 98 feet thereon.
>
> Being part of the property conveyed to James S. Sweeney, Sr. and James S. Sweeney, Jr., by warranty deed of record in Book 4737, page 906, said Register's Office, and subsequently to Pat R. Sensing and wife, Myrna Sensing by deed of record in Book 4791, page 32, Register's Office for Davidson County, Tennessee.

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 witnin named Allen D. Lentz, the 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 3rd day of June, 1976.

Pamela L. Zimmerman

Notary Public

My commission expires: 10/25/76

STATE OF TENNESSEE NOTARY PUBLIC PAMELA L. ZIMMERMAN

JUN 18 76	CONV	*4,777.72			
JUN 18 76 S'TAX			B*	12.48	
JUN 18 76 FR'FEE			B*	.50	
JUN 18 76	W'DEED		B*	6.00	* 18.98