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BOOK 5037 PAGE 41

IDENTIF. REFERENCE

JUN 18 3 10 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5797.47 .

M.O. Clifton
Affiant

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

Heather Pate
Notary Public

My commission expires [illegible].

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 96-11
230 Fourth Avenue, North 203
Nashville, Tennessee 37219 Pld

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 September 25, 1974, of record in Book 4856, page 333, Register's Office for Davidson County, Tennessee, Royal Enterprises, Inc., conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Seven Thousand Four Hundred and No/100 ($7400.00) Dollars, 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 30, 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 Five Thousand Seven Hundred Ninety-Seven and 47/100 ($5,797.47) 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. 87, Hickory Bend, Section I, as of record in Book 3300,page 38, Register's Office for said County.

Said Lot 87 fronts 34.66 feet along the curving northeasterly terminus of Truxton Court and runs back between divergin lines 155.8 feet on the southwesterly line and 236.9 feet on the southeasterly line, to a broken line at the rear on which it measures 184.3 feet.

Being the same property conveyed to Royal Enterprises, Inc., by deed from Rabon D. Chapman and wife, Gloria C. Chapman of record in Book 4746, page 781, 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,
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, 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

JUN 18 CONV *5,797.47
JUN 18 S'TAX B* 15.08
JUN 18 PR'FEE B* .50
JUN 18 W'DEED B* 6.00 * 21.58