This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
507 American Trust Bldg.
Nashville TN 37201

Address New Owner:
Henry W. Bowers, Jr., et ux
Old Hillsboro Road,
Franklin, Tennessee 37064

Def Bill
Same

BOOK 5043 PAGE 110

Map-Parcel Nos.
13D-17436

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Carthell M. Fuqua and wife, Jacquelyn Y. Fuqua, by an Installment Deed dated July 5, 1974, of record in Book 4842, page 487, Register's Office for Davidson County, Tennessee, conveyed to Andrew D. Tanner, Trustee, the hereinafter described real property to secure the payment of a promissory note fully described in said Installment Deed; and

WHEREAS, pursuant to the provisions of said Installment Deed, the undersigned, JAMES R. KENT, was appointed Substitute Trustee, said appointment being dated the 23rd day of January 1976, and recorded in Book 4991, page 117, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said Installment Deed, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Substitute Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said Installment Deed, said advertisement being made for twenty (20) days of weekly notices published in the NASHVILLE RECORD, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to wit: Friday, February 20, 1976, at 12:00 noon at the south door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said installment deed; and the Grantees herein, HENRY W. BOWERS, JR. and wife, NEVA L. BOWERS, being the highest and best bidder at said sale, with a bid of Seven thousand two hundred ninety-six and 61/100 ($7,296.61).

subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this Deed is made in accordance with the terms and provisions of said Installment Deed and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Seven thousand two hundred ninety-six and 61/100 ($7,296.61) paid by HENRY W. BOWERS, JR. and wife, NEVA L. BOWERS, the receipt of which is hereby acknowledged, I, JAMES R. KENT, SUBSTITUTE TRUSTEE, have this day bargained and sold, and by these presents, do hereby transfer and convey unto HENRY W. BOWERS, JR. and wife, NEVA L. BOWERS, their heirs and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 5 on the Plan of Vista Estates, of record in Book 4460, page 196, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 5 fronts 130.0 feet on the westerly side of Beal's Lane and runs back 320.9 feet on the northerly line and 354.2 feet on the southerly line to a broken line in the rear on which it measures 134.2 feet.
>
> Being the same property conveyed to Carthell M. Fuqua and wife, Jacquelyn Y. Fuqua, by Installment Deed from Henry W. Bowers, Jr. and wife, Neva K. Bowers, of record in Book 4842, page 487, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with the appurtenances, estate, title and interest thereunto belonging to the said HENRY W. BOWERS, JR. and wife, NEVA K. BOWERS, their heirs and assigns, forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in him in said Installment Deed, and his appointment as Substitute Trustee; and said Substitute Trustee, the Grantor herein, does hereby convey, transfer and assign to HENRY W. BOWERS, JR. and wife, NEVA K. BOWERS, their heirs and assigns, all the warranties and covenants made in said Installment Deed.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said JAMES R. KENT, Substitute Trustee, has hereunto set his hand this 6th day of July 1976.

James R. Kent
JAMES R. KENT - Substitute Trustee

STATE OF Maryland

COUNTY OF Montgomery

Personally appeared before me, HAROLD ROBERT KLEIN a Notary Public in and for said County and State, the within named JAMES R. KENT, Substitute Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Silver Spring, Maryland this 6th day of July 1976.

Harold Robert Klein
Notary Public

NOTARY PUBLIC MONTGOMERY CO.

My commission expires:

July 1, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7296.61 J R Kent
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 1976
Deputy Register

FELIX A. WILKINS, REGISTER
DAVIDSON COUNTY, TENN.

JUL 8 11 33 AM '76

IDENTIF. REFERENCE

057290

JUL-8-76	CONV	*7,296.61				
JUL-8-76	S'TAX		B*	18.98		
JUL-8-76	PR'FEE		B*	.50		
JUL-8-76	W'DEED		B*	6.00	*	25.48