Send tax bills to: Claude Country Realtors
4505 Nolensville Road
Nashville, Tenn. 37211

Prepared by: John McLemore
601 Broadway
Nashville, TN 37203

148-2
15
PW

New owner Howard R Claude

TRUSTEE'S DEED

BOOK 5052 PAGE 508

WHEREAS, under a Deed of Trust dated April 7, 1975 and recorded in Book 4903, Page 936, Register's Office, Davidson County, Tennessee, Kenneth E. Jones and wife, Alma M. Jones conveyed to Richard Dance, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 2, 1976 and recorded in Book 5013, Page 51, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed John McLemore as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested John McLemore, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, John McLemore Substitute Trustee, did give twenty-one days' notice of the time, place and terms of the sale by an advertisement in four weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 29, July 6, 13 & 20, 1976, stating that on July 23, 1976, at the South door of the Courthouse in Nashville, Davidson, County, Tennessee, at 12:15 o'clock p.m., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes and a prior Deed of Trust of record in Book 3937, Page 993, Register's Office, Davidson County, Tennessee; and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $22,400.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July 19 76.

Notary Public

My commission expires: 1-24-77

CAROLYN J. WALLING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WHEREAS, on said date at the time and place stated in said advertisment, and on said terms, I, John McLemore Substitute Trustee, offered said property for sale at public outcry and sold said property to Howard R. Claude, for $ 10,700.00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, John McLemore Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Howard R. Claude (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Being lot #151 on the plan of Haywood Acre section 4 of record in book 2900 page 93 register's office for said County.

Said lot #151 fronts 85 feet on the westerly side of East Ridge Drive and runs back between lines 265.7 feet on the Northerly line and 262.05 feet on the southerly line to a dead end line in the rear on which it measures 85.06 feet.

Being the same property conveyed to Kenneth E. Jones and wife Alma M. Jones by deed from George A. Abrams and wife Vivian S. Abrams of record in book 112 page 497 said register's office.

The above described property is being conveyed subject to restrictions in book 3075 page 160 said register's office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 23rd day of July 19 76.

John McLemore
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON.

Personally appeared before me, Carol J. Walling,

a Notary Public in and for said County and State, John McLemore,

Substitute Trustee, the bargainor, 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,

this the 23rd day of July, 1976.

Carol J. Walling

Notary Public

CAROL J. WALLING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-77

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IDENTIF. REFERENCE

JUL 30 3 17 PM '76

REGISTER DAVIDSON COUNTY, TENN.

JUL 30 76	CONV	22,400.00			
JUL 30 76	S'TAX		B*	58.24	
JUL 30 76	PR'FEE		B*	.50	
JUL 30 76	W'DEED		B*	6.00	* 64.74