BOOK 5055 PAGE 642

This instrument prepared by:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
Nashville, Tennessee 37201

BUYER:
Spring Street Investment Co.
Suite 160, 1161 Murfreesboro Road
Nashville, Tennessee 37217
SEND TAX BILL TO: SAME

MAP & PARCEL
83-6
169
PW

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated October 13, 1975, and recorded in Book 4961, Page 892, Register's Office for Davidson County, Tennessee, Empire Services, Inc., conveyed the property hereinafter described to G. Thomas Shields, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, the said G. Thomas Shields, was unable to act as Trustee under said Deed of Trust, and Earl J. Porter, Jr., was appointed Substitute Trustee by instrument in writing recorded in Book 5043, Page 118, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument, and Spring Street Investment Co., the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Substitute Trustee to execute the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Earl J. Porter, Jr., Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on July 13, July 20 and July 27, 1976 respectively; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF Nov 19 76
Deputy Register

WHEREAS, pursuant to said notice, I, the undersigned, Earl J. Porter, Jr., Substitute Trustee, did offer said property for sale at public outcry, to the highest bidder for cash in hand, and in bar of the right of equity or redemption and homestead, and subject to any and all unpaid taxes and to all other encumbrances, restrictions and easements, which are of record or may affect title to the said premises on Thursday, August 5, 1976, at 12:00 o'clock noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Spring Street Investment Co. was the highest and best bidder, the amount of their bid being in the sum of $2,000.00, and the said Spring Street Investment Co. being the holder of the indebtedness secured by said Deed of Trust, together with the expense of said sale amounting to more than said bid, accordingly they were not required to pay any cash to the Substitute Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Earl J. Porter, Jr., Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto Spring Street Investment Co., its heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Being the westerly 1/2 of Lot No. 3 on the Plan of Sneed & Hamilton's Resub. of Lots Nos. 2,3,7,8,9, 10, 15, 16, 17 and 18 in First Subdivision of Brownsville, as of record in Book 161, Page 149, Register's Office, Nashville, Tennessee.
>
> Said westerly half of said Lot 3 fronts 50 feet on the south side of Benjamin Street formerly Locke Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Empire Services, Inc., by deed from Harold Estes and wife, Betty Estes, of record in Book 4949, Page 527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of the sale, and to all other encumbrances, restrictions and easements which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Spring Street Investment Co., its heirs and assigns, forever.

I, Earl J. Porter, Jr., Substitute Trustee, under said Deed of Trust, do hereby transfer, assign and convey unto the said Spring Street Investment Co., its heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Substitute Trustee, under said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned Earl J. Porter, Jr., Substitute Trustee, has hereunto set his hand this the 10 day of August, 1976.

D62481

IDENTIFICATION REFERENCE
AUG 10 9 17 AM '76
REGISTER DAVIDSON COUNTY, TENN.

Earl J. Porter, Jr.
EARL J. PORTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CONV	*2,000.00				
		B*	5.20		
		B*	.50		
W'DEED		B*	6.00	*	11.70

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Earl J. Porter, Jr., the bargainor, with whom I am personally acquainted and who acknowledged that he as Substitute Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of August, 1976.

Darlene L. Brown
NOTARY PUBLIC

DARLENE L. BROWN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-17-79