Send tax bills to: Buyer
Bobby Joe Harris
14th Floor
Third National Bank Building
Nashville, Tennessee 37219

Prepared by: John C. McLemore
601 Broadway
Nashville, TN 37203

81-10

TRUSTEE'S DEED

BOOK 5065 PAGE 493 368 pw

WHEREAS, under a Deed of Trust dated August 15, 1972 and recorded in Book 4628, Page 460, Register's Office, Davidson County, Tennessee, Consolidated Construction Company, Inc. conveyed to Phillip Saindon Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 28, 1976 and recorded in Book 5042, Page 410, 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 C. 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 C. McLemore, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, John C. 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 August 10, 17, 24 and 31, 1976, stating that on September 3, 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 4292, Page 179, 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 $ 8750.

Subscribed and sworn to before me, this the 3rd day of September 19 76.

Bobby Joe Harris
Affiant

~~My commission expires:~~

J. Head
~~Notary Public~~ Dep Register

WHEREAS, on said date at the time and place stated in said advertisment, and on said terms, I, John C. McLemore Substitute Trustee, offered said property for sale at public outcry and sold said property to Bobby Joe Harris, for $5,200.00, 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 C. McLemore Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Bobby Joe Harris (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

TRACT I: Land in Davidson County, Tennessee being Lots Nos. 315, 316 and 317 on the Map of J. M., T. J. and G. W. Hardings' Addition as of record in Book 21, page 80, Register's Office for said County.

Said Lots Nos. 315, 316 and 317 front together 168 feet on the southerly side of Buchanan Street, formerly Hydes Ferry Pike and runs back between parallel lines with the westerly margin of 22nd Avenue North, formerly Alamo Street, 150 feet to an alley.

Being the same property conveyed to E. E. Morgan and wife, Maude Morgan by deed from C. B. Bogle and wife, Dovie Lee Bogle and Ray Bogle of record in Book 2028, page 299, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee being part of Lot No. 318 in J. M., T. J. and G. W. Harding's Plan of Lots in North Nashville, being a subdivision of part of the Harding Besley Property of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, according to a survey made June 7, 1952, by Norris H. Hickerson, Surveyor, said part of Lot No. 318, described as follows:

Tract 1: Beginning on the westerly margin of 22nd Avenue North at a point being the northeast corner of Lot No. 318; thence with the westerly margin of said Avenue, southerly 35 feet to a point being 39 feet from the southeast corner of Lot No. 318; thence westwardly 157 feet to a point on the easterly margin of an alley, said point being 35 feet from the southwest corner of Lot No. 318; thence with the easterly margin of said alley 35 feet to a point; thence eastwardly 157 feet to the beginning.

Tract 2: Beginning at a point in the westerly margin of 22nd Avenue North, being the northeast corner of Lot No. 318 thence westerly 157 feet to a point in the easterly margin of an alley, 70 feet from the southwest corner of Lot No. 318; thence along the easterly margin of said alley 36 feet, more or less, to a point, being the northwest corner of Lot No. 318; thence easterly along the southerly margin of another alley 161 feet, more or less, to the point of beginning.

Being the same property conveyed to Consolidated Construction Co., Inc. by deed from E. E. Morgan and wife, Maude Morgan of record in Book 4628, page 456, Register's Office for Davidson County, Tennessee.

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 3rd day of September, 1976.

John C. McLemore
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON.

Personally appeared before me, Yvonne Neely, a Notary Public in and for said County and State, John C. 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 3rd day of September, 1976.

YVONNE NEELY NOTARY PUBLIC DAVIDSON COUNTY TENN.

Yvonne Neely
Notary Public

SEP-3 76	CONV	*8,750.00			
SEP-3 76	S'TAX		B*	22.62	
SEP-3 76	PR'FEE		B*	.50	
SEP-3 76	W'DEED		B*	6.00	* 29.12

My Commission Expires: July 23, 1980

IDENTIF REFERENCE

SEP 3 3 23 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

D66495