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BOOK 5071 PAGE 186

IDENTIFICATION REFERENCE

SEP 22 3 01 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,493.90 .

Affiant

Subscribed and sworn to before me, this 20 day of September, 1976.

Notary Public

My commission expires

Address new owners as follows:
Home Federal Savings & Loan Assoc.
230 Fourth Avenue North
Nashville, Tennessee 37219

Send Tax Bills to: Same

Map-Parcel Numbers 7/1/5 229 pw

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 20th day of September, 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 May 24, 1973 of record in Book 4711, page 32, Register's Office for Davidson County, Tennessee, James L. Carter and wife, Janie Carter conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Eight Thousand Three Hundred Ninety Three and 28/100 ($8,393.28) and,

WHEREAS, James L. Carter and wife, Janie Carter subsequently conveyed said real property to PATRICIA ANN JONES by deed of record in Book 4876, page 772, Register's Office for said County, and the said indebtedness was assumed by PATRICIA ANN JONES; 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 5055, page 220, 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 August 17, 1976, August 24, 1976 and August 31, 1976and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, September 16, 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 Four Thousand Four Hundred Ninety Three and 90/100 ($4,493.90) 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 the easterly 50 feet of Lots Nos. 75, 76 and 77 on the Map of Highland's Land Company's Subdivision, as of record in Book 421,page 14, Register's Office for Davidson County, Tennessee.

Said part of said lots front 50 feet on the southerly side of Marie Street and run back between parallel lines along the westerly margin of an alley, 75 feet to the north line of Lot No. 78.

Being the same property conveyed to James L. Carter by deed from Betty Jo Thomas of record in Book 4710, page 633, said Register's Office.

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

Allen D. Lentz, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Linda L. Turner, a Notary Public in and for said State and County, the within named Allen D. Lentz, 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, Tennessee, this 20th day of September, 1976.

Linda L. Turner
Notary Public

LINDA L. TURNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

1-20-79

SEP 22 76	CONV	*4,493.90			
SEP 22 76 S'TAX			B*	11.70	
SEP 22 76 PR'FEE			B*	.50	
SEP 22 76	W'DEED		B*	6.00	* 18.20