THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5072 PAGE 429

NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Geo. P. Howell & Son Co. 412 Gallatin Road Madison, Tn. 37115	SAME	Map 53-13 Parcel p/o 26 11 D 84500

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 2nd day of July, 1973, J. L. CARDEN was named Trustee by an Installment Deed of even date executed by BUFORD R. MORELAND AND WIFE, SYLVIA E. MORELAND conveying to him as Trustee the real estate hereinafter described, said Installment Deed being executed to secure to GEO. P. HOWELL AND SON CO., a Partnership composed of WILLIAM H. HOWELL AND CLEORA B. HOWELL the payment of One (1) note of even date in the original principal amount of Seven Thousand and 00/100 Dollars ($7,000.00) payable with terms and provisions as provided therein, said Installment Deed being recorded in Book 4726, page 153, Register's Office for Davidson County, Tennessee; and

WHEREAS, on the 9th day of August, 1976, THOMAS E. STEWART was named Substitute Trustee in accordance with the terms and provisions of the original Installment Deed hereinabove referred to by an instrument of record in Book 5055, page 657, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Installment Deed and Note and notice was properly given to BUFORD R. MORELAND AND WIFE, SYLVIA E. MORELAND and they having further failed to abide by the terms and provisions of the Installment Deed; and

WHEREAS, I, THOMAS E. STEWART, Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Installment Deed and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Installment Deed and instruments, by giving

Thirty (30) days notice by three successive publications, namely: August 17, 1976; August 24, 1976; and August 31, 1976; in the Nashville Record a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Installment Deed. Pursuant to said advertisement, on the 8th day of September, 1976, at 9:00 a.m. at the South door of the Courthouse at Nashville, Tennessee, I, THOMAS E. STEWART, as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Installment Deed, at which time WILLIAM H. HOWELL submitted the highest and best bid in the amount of Six Thousand Seven Hundred Fifty and 00/100 Dollars ($6,750.00).

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, Substitute Trustee, do hereby sell, transfer, and convey to WILLIAM H. HOWELL AND CLEORA B. HOWELL, d/b/a GEORGE P. HOWELL AND SON CO., their heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 2 on a survey made by Wayne S. Cooper, Sr., dated March 4, 1972, and described according to said survey as follows:

Beginning at an iron pin in the northwesterly margin of Nawakwa Trail located South 68° 15' West 450 feet, more or less, from its intersection with the southwesterly margin of Pawnee Trail, same being a common corner of Tracts Nos. 1 and 2; thence with the margin of said Nawakwa Trail, South 68° 15' West 155.0 feet to an iron pin, common corner of Tracts Nos. 2 and 3; thence leaving said margin with the line between said two tracts, North 29° 15' West 936.0 feet to an iron pin in the southwesterly margin of said Pawnee Trail; thence with said margin South 56° 00' East 437.0 feet to an iron pin, common corner of Tracts Nos. 1 and 2; thence with the line between said two tracts, South 27° 45' East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Buford R. Moreland and wife, Sylvia E. Moreland, by deed from Geo. P. Howell and Son Co., a partnership composed of William H. Howell and Cleora B. Howell, of record in Book 4726, page 153, Register's Office for Davidson County, Tennessee.

I, THOMAS E. STEWART, Substitute Trustee, convey to WILLIAM H. HOWELL AND CLEORA B. HOWELL, d/b/a GEORGE P. HOWELL AND SON CO., all the rights conveyed to me as said Substitute Trustee in said Installment Deed and instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, this the 14th day of Sept., 1976.

THOMAS E. STEWART
SUBSTITUTE TRUSTEE

D6987 T REFERENCE 2 47 PM '76 ...ADER ...TENN.

SEP 27 ... CONV *6,750.00
... 27 ... STAX 3* 17.42
... FEE 3* .50
... DEED 3* 5.00 * 23.92

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, the within named 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 Madison, Tennessee, this the 17th day of Sept., 1976.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-18-80

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater for this transfer is $6,750.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 1976.

Notary Public

My Comm. Expires: 2 18 80