BOOK 5085 PAGE 649

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mettie M. Morgan -	Same	Map 104-16
(NAME:) 1902 Blakemore Ave.	(NAME:)	Par. 372
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	22W 17300
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by installment deed dated March 11, 1976, of record in Book 5004, page 891, Register's Office for Davidson County, Tennessee, James Boyd Christian and wife, Shirley Christian, conveyed the property hereinafter described to James R. Wyatt, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, the said James R. Wyatt was unable to act as Trustee under said installment deed and Jane C. Franks was appointed Substitute Trustee by an instrument in writing recorded in Book 5070, page 973, 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 Mettie M. Morgan, a widow, 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 exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said Jane C. Franks, 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 October 5, 1976, October 12, 1976 and October 19, 1976, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Jane C. Franks, 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 of 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 Friday, October 29, 1976, at 12:00 o'clock noon at the south door of the Court House in Nashville, Davidson County, Tennessee, and

WHEREAS, at said sale, Mettie M. Morgan, a widow, was the highest and best bidder, the amount of her bid being in the sum of TWENTY-SEVEN THOUSAND TWO HUNDRED THIRTEEN AND 25/100 ($25,213.25) DOLLARS, and the said Mettie M. Morgan being the holder of the indebtedness secured by said installment deed, together with the expense of said sale amounting to more than said bid, accordingly she was not required to pay any cash to the Substitute Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, Jane C. Franks, Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto Mettie M. Morgan, a widow, her heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 122 on the Belmont Land Company's Plan, recorded in Book 421, page 34, Register's Office for said County.
>
> Said part of lot No. 122 fronts 50 feet on the east side of Belmont Boulevard and extends back 178 feet, more or less, with the south margin of Linden Avenue to an alley, and being 57.2 feet wide on said alley.
>
> Being the same property conveyed to James Boyd Christian and wife, Shirley Christian by installment deed from Mettie M. Morgan, of record in Book 5004, page 891, 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 the said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Mettie M. Morgan, her heirs and assigns, forever.

I, Jane C. Franks, Substitute Trustee, under said installment deed, do hereby transfer, assign and convey unto the said Mettie M. Morgan, her 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 installment deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned Jane C. Franks, Substitute Trustee, has hereunto set her hand this the 8th day of November, 1976.

Jane C. Franks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Jane C. Franks, the bargainor, with whom I am personally acquainted and who acknowledged that she as Substitute Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of November, 1976.

Dewey W. Pedigo
NOTARY PUBLIC

My commission expires: 11-12-78

DEWEY W. PEDIGO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,000.00
Jane C. Franks
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Nov. 1976
Deputy Register

NOV 8 11 01 AM '76
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

D76010

Prepared by:
Jane C. Franks, Atty.
303 Stahlman Bldg.
Nashville, Tn. 37201

NOV-8	CONV	25,000.00		
NOV-8 STATE TAX			5.00	
NOV-8 PR'FEE			.50	
NOV-8	W'DEED		6.00	* 71.50