151 00

BOOK 5097 PAGE 570

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,622.64.

Affiant

Subscribed and sworn to before me, this 2 day of [illegible] 1976.

Notary Public

My commission expires [illegible]

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
1 & C Tower, Nashville, Tenn.

Address new owners as follows:
Home Federal Savings & Loan
Association of Nashville
230 Fourth Avenue North
Nashville, TN 37219

Send Tax Bills to: same

Map-Parcel Numbers
64-2
40
pw

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 2nd day of December, 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 June 18, 1973, of record in Book 4720, page 784, Register's Office for Davidson County, Tennessee, Edmundo D. Magpantay and wife, Perla O. Magpantay, conveyed to Charles Nelson, Jr.,Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 ($48,500.00) DOLLARS, and,

WHEREAS, Edmundo D. Magpantay and wife, Perla O. Magpantay subsequently conveyed said real property to R. E. HOOPER AND MARION THURMAN by deed of record in Book 4791, page 342, Register's Office for Davidson County, Tennessee, 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 5081, page 354, 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 November 4, 1976, November 11, 1976 and November 18, 1976, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on December 2, 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 FIFTY FIVE THOUSAND SIX HUNDRED TWENTY TWO AND 64/100 ($55,622.64) DOLLARS 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 Lot No. 208 on the Plan of Brandywine Farms, Section X, as of record in Book 4300, page 177, said Register's Office, to which plan reference is here made for a more complete description.

Being the same property conveyed to Edmundo D. Magpantay and wife, Perla O. Magpantay, by deed from John L. Woodall and Brenda A. Woodall of record in Book 4720, page 782, 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, Substitute Trustee

D 8 1 5 7 6

IDENTIF. REFERENCE

DEC 16 3 14 PM '76

DAVIDSON COUNTY, TENN.

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 2nd day of December, 1976.

Linda L. Turner
Notary Public

My Commission Expires:

1-20-79

DAVIDSON * LINDA P. TURNER * COUNTY, TENN. NOTARY PUBLIC

DEC16 76 CONV - 3 - 55,622.64

DEC16 76 S'TAX B* 144.56

DEC16 76 FR'FEE B* .50

DEC16 76 W'DEED B* 6.00 * 151.06