New Owner:

FRANK BELLAR
Stones River Court
Nashville, Tennessee 37214

Mail tax bills:
SAME

Map # 97-4
Parcel # 65
PW

L.5098 PAGE 682

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 4th day of May, 1973, Don Tassey conveyed the property herein described to Ron Gant, Trustee, in a Deed of Trust of record in Book 4706, pages 807 and 808, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Ron Gant was unable to serve, the lawful owner and holder of said note appointed James L. Robinson as Substitute Trustee by written instrument recorded in Book 5080, page 639, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Ron Gant for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said James L. Robinson, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said James L. Robinson, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Nashville, Tennessee on December 15, 1976, at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said James L. Robinson, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Frank Bellar in the amount of Seven Thousand Six Hundred ($7,600.00) Dollars; and,

NOW, THEREFORE, I, James L. Robinson, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Seven Thousand Six Hundred ($7,600.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey unto Frank Bellar, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Lake Park, Section 2, as of record in Book 4300, page 66, Register's Office for said County, and described as follows:

Beginning at a concrete monument on the westerly margin of Port Anadarko Trail; thence south 68° 03' west 175.00 feet to a point; thence north 21° 53' west 174.90 feet to a point, said point being the common point between Lot No. 115 and Lot No. 114; thence following the common boundary between Lot No. 115 and Lot No. 114 east 174.75 feet to a point, said point being the common point between Lot No. 115 and Lot No. 114; thence following the curve of Port Anadarko Trail south 22° 00' east 174.90 feet to the point of beginning.

Being the same property conveyed to Don Tassey by deed from Alfred G. Borgman and wife, Joan C. Borgman of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Frank Bellar, his successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to Frank Bellar, his successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 20th day of December, 1976.

James L Robinson
JAMES L. ROBINSON
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Robinson, 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 20 day of December, 1976.

Seal

NOTARY PUBLIC

My Commission Expires: 3/12/79

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5098 PAGE 684

The actual consideration or value whichever is greater for this transfer is $7,600.00.

James C. Robinson
AFFIANT

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

Jerry W. Seale
NOTARY PUBLIC

My Commission Expires: 3-12-79

JERRY W. SEALE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D 8 1 9 9 9

RECEIVED FOR REFERENCE
DEC 21 2 55 PM '76
REGISTER'S OFFICE

This instrument prepared by:
Herman O. Loewenstein, Attorney
1100 Third National Bank Building
Nashville, Tennessee 37219

DEED20 DONV *7600.00
DEED20 STAX @* 19.76
DEED20 RECFEE @* .50
DEED20 MTGTAX @* 6.00 * 26.26