16.98

BOOK 5106 PAGE 832

Prepared by:
Gullett, Steele, Sanford, Robinson
and Merritt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 27,268.22

Affiant

Subscribed and sworn to before me this 14 day of January, 1977.

Notary Public

My commission expires 2-[illegible]-[illegible]

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 147-2-A 5 PW

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 13th day of January, 1977 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 December 19, 1974, of record in Book 4876, page 660, Register's Office for Davidson County, Tennessee, William W. Watkins, II and wife, Ann A. Watkins conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of TWENTY FIVE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ($25,850.00) and,

WHEREAS, Attorneys Title Company, Inc., 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 5091, page 42, 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 30, 1976, December 7, 1976 and December 14, 1976, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, January 13, 1977 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 TWENTY SEVEN THOUSAND TWO HUNDRED SIXTY EIGHT AND 22/100 ($27,268.22) 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:

A certain condominium in Davidson County, State of Tennessee, described as follows:

Unit No. 5, Building No. A, in The Coach House, a condominium, as shown on the Plat of The Coach House, of record in Book 4675, page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William W. Watkins, II and wife, Ann A. Watkins by deed from John Noel, III, Trustee, of record in Book 4876, page 658, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda P. 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 the 13th day of January, 1977.

NOTARY PUBLIC

Linda P. Turner
Notary Public

My Commission Expires:
1-20-79

JAN 18 77	CONV	27,268.22			
JAN 18 77	S'TAX		B*	70.98	
JAN 18 77	PR'FEE		B*	.50	
JAN 18 77	W'DEED		B*	6.00	* 77.48

D 85678

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IDENTIF. REFERENCE

JAN 18 2 59 PM '77

REGISTER
DAVIDSON COUNTY, TENN.