120.40

BOOK 5112 PAGE 700

This instrument prepared by
GULLETT, STEELE, S[illegible] & MERRITT
L & C T[illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Affiant

Subscribed and sworn to before me, this 3 day of [illegible], 1976.

Notary Public

My commission expires [illegible]

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

Send Tax Bills to:

Map-Parcel Numbers

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 1st day of February, 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 January 9, 1976, of record in Book 4988, page 47, Register's Office for Davidson County, Tennessee, Marvin E. Neill and wife, Fay S. Neill 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 Forty Two Thousand and no/100 ($42,000.00) Dollars, 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 5100, page 730, 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 January 6, 1977, January 13, 1977 and January 20, 1977,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 27, 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 FORTY FOUR THOUSAND AND NO/100 ($44,000.00) 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. 3 on the Plan of Grizzard Manor, Section I, as of record in Book 4300, page 189, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marvin E. Neill and wife, Fay S. Neill by deed from Home Federal Savings & Loan Association of Nashville of record in Book 4988, page 45, 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

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 1st day of February, 1977.

Linda P. Turner

Notary Public

My Commission Expires:

1-20-79

D 8 8 2 4 4

FOURTH REFERENCE

FEB 4 3 13 PM '77

REGISTER DAVIDSON CO., TENN.

FEB-47 CONV 44,000.00
FEB-47 STAX B* 114.40
FEB-47 RFEE B* .50
FEB-47 RDEED - 3 - B* 6.00 * 120.90