10452

BOOK 5120 PAGE 444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,650.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 1977.

Notary Public

My commission expires 2-7-79.

This Instrument prepared by:
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT
230 Fourth Ave., No., Nashville, Tenn. 37219

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

Send Tax Bills to: Same

Map-Parcel Numbers 162-10 112

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 24th 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 August 2, 1976 of record in Book 5062, page 572, Register's Office for Davidson County, Tennessee, Joseph R. Wolfe and wife, Betty Wolfe 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 Thirty Six Thousand and no/100 ($36,000.00) 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 5107, page 262, 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 25, 1976, February 1, 1977 and February 8, 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, February 24, 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 THIRTY SEVEN THOUSAND SIX HUNDRED FIFTY ONE AND No/100 ($37,651.00) 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. 112 on the Plan of Brookview Estates, Section 2, as of record in Book 4460, page 163, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph R. Wolfe and wife, Betty Wolfe by deed from Home Federal Savings & Loan Association of Nashville of record in Book 5062, page 570, 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 24th day of February, 1977.

Linda P. Turner
Notary Public

My Commission Expires:
January 20, 1979

D91801

IDENTIF REFERENCE

MAR 2 3 44 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAR-25 CONV 37,656.00
MAR-25 S'TAX B* 98.02
MAR-25 PR'FEE B* .50
MAR-25 W'DEED - 3 - B* 6.00 * 104.52