STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 13500.00.

Affiant

Subscribed and sworn to before me this 3 day of March, 1977.

Notary Public

My commission expires 10-[illegible]-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 Avenue North
Nashville, TN 37219

Send Tax Bills to: Same

Map-Parcel Numbers
M-88-3
59 Pcl

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 3rd day of March, 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 May 30, 1974 of record in Book 4821, page 802, Register's Office for Davidson County, Tennessee, Richard A. Raines, Jr. and wife, Claire L. Raines conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Ten Thousand Three Hundred Sixty and no/100 ($10,360.00) and,

WHEREAS, Richard A. Raines, Jr. and wife, Claire L. Raines subsequently conveyed said real property to Robert E. Miers and James Hughey by deed of record in Book 4936, page 35, Register's Office for Davidson County, Tennessee, and the said indebtedness was assumed by Robert E. Miers and James Hughey; and

WHEREAS, Robert E. Miers and James Hughey subsequently conveyed said real property to Donald M. Snyder and wife, Shirley A. Snyder by deed of record in Book 4926, page 37,said Register's Office, and the said indebtedness was assumed by Donald M. Snyder and wife, Shirley A. Snyder; 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 5111, page 637, 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 February 8, 1977, February 15, 1977 and February 22, 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, March 3, 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 SIX THOUSAND THREE HUNDRED EIGHTY FIVE AND NO/100 ($6,385.00) 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:

Being Lot No. 84 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Richard A. Raines, Jr. and wife, Claire L. Raines by deed from Arthur L. Bamman and wife, Eleanor Bamman, of record in Book 4819, page 991, Register's Office for Davidson County, Tennessee.

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

MAR-7 CONV 6,985.00
MAR-7 S'TAX B* 16.64
MAR-7 PR'FEE B* .50
MAR-7 W'DEED B* 6.00 * 23.14

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 3rd day of March, 1977.

Linda P. Turner
Notary Public

My Commission Expires:
January 20, 1979

TENNESSEE REFERENCE
MAR 7 3 13 PM '77
D92369