NAME & ADDRESS NEW OWNERS:

The L. E. A. Company
Attention: Larry Newell
P. O. Box 1106
Nashville, Tennessee 37202

MAIL

SEND TAX STATEMENTS TO:

Same

BOOK 5127 PAGE 584

TAX PARCEL NO. 71-8 355

TRUSTEE'S DEED

F. F. #05-014972

WHEREAS, Carl W. Martin and wife, Joyce V. Martin, by deed of trust recorded in Book 3275, Page 179, Register's Office for Davidson County, Tennessee, conveyed to T. I. Holman, Jr., Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and First Federal Savings and Loan Association of Nashville, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said deed of trust; and,

WHEREAS, I, JAMES G. LACKEY, III, SUBSTITUTE TRUSTEE, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Wednesday, March 23, 1977, at 11:00 a.m. o'clock, said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said deed of trust; and,

WHEREAS, at the time and place stated, on said terms, I offered said property for sale at public outcry and sold said property to The L. E. A. Company (hereinafter referred to as "GRANTEE"), for its said bid of Six Thousand Five Hundred and No/100 ($6,500.00) DOLLARS, being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Six Thousand Five Hundred and No/100 ($6,500.00) DOLLARS, cash in hand paid, I, JAMES G. LACKEY, III, SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Rawls Tract Subdivision, Section Two, as of record in Book 1424, page 84, Register's Office for said County, and described as follows:
>
> Beginning at a point in the north margin of Edwin Avenue at the corner of Lots Nos. 32 and 33, thence with the line between said lots northerly 184 feet to a point; thence easterly 50 feet to the corner of Lots 31 and 32; thence with the line between said lots, southerly 184 feet to the north margin of Edwin Avenue, thence with the margin of the same, westerly 50 feet to the point of beginning.

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building

This is improved property known as 523 Edwin Avenue, Nashville, Tennessee, 37207.

The sale was held, and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described, and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1977.

TO HAVE AND HOLD said property with the appurtenances estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. And I do hereby transfer and assign unto said GRANTEE, its successors and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

WITNESS my hand this 23rd day of March, 1977.

D95306

T

CERTIF. REFERENCE

MAR 24 1 44 PM '77

REGISTER DAVIDSON COUNTY, TENN.

JAMES G. LACKEY, III,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, VIRGINIA R RUNION, a Notary Public in and for said State and County, the within named JAMES G. LACKEY, III, 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 23rd day of March, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-7-79

MAR 24 CONV *6,500.00
MAR 24 PR'FEE B* 16.90
B* .50
MAR 24 W'DEED B* 4.00 * 21.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $6,500.00.

AFFIANT

Sworn to and subscribed before me this 23rd day of March, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-25-80