BOOK 5129 PAGE 887

James William Swanson, et ux
3216 West Hamilton Avenue
Nashville, Tennessee 37218
L & N Loan # 07-41-80847
(1-41-501484-6)
VA Loan # LH 159 709

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 7, 1968, and recorded in Book 4276, Page 288 Rerecord Book 4291, Page 576 in the Register's Office of Davidson County, Tennessee James William Swanson and wife, Anne E. Swanson, conveyed to J. Robert Cannon, Trustee the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 5113, Page 923 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 25th day of March 1977, at the south door of the Courthouse, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Al Hersh, xxxxxxxxxxxxx whose address is 5214 Harding Road, Nashville, Tennessee 37205 being the highest and best bidder, became the purchaser of said property at and for the sum of Sixteen Thousand Five Hundred and No/100--------------------------($16,500.00)------------------------------------; and,

WHEREAS, the purchaser, xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid, xxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

NOW, THEREFORE, in consideration of the premises and the payment by Al Hersh of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Al Hersh, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in the , County of Davidson State of Tennessee, to-wit:

Being Lot No. 52 on the Map of Treppard Heights Subdivision, Section II, as of record in Book 2330, page 167, Register's Office for said County.
Said lot fronts 75 feet on the northwest side of West Hamilton Avenue and extends back 269 feet on the southwesterly line and 282 feet on the northeasterly line, to a dead line in the rear measuring 76 feet thereon.

D 96421

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IDENTIF.-REFERENCE

Subject to any unpaid taxes.

MAR 31 1 57 PM '77

REGISTER

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Al Hersh, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Publication Expense	78.54
Title Reference	
Notary Fee	1.00
Trustee's Fee and Attorney's fees	600.00
Recording fee for Substitution of Trustee	4.00
Credit on Note	14,117.58
Surplus paid to second mortgage lien holder	1,698.88
	16,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 25th day of March, 19 77.

Arnold M. Weiss, Substitute Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of March, 19 77, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Inez Milam

Notary Public

My commission expires: NOTARY PUBLIC SHELBY COUNTY TENN. My Commission Expires May 3, 1980

MAR31F CONV 16,500.00
MAR31F S'TAX B* 42.90
MAR31F PR'FEE B* .50
MAR31F W'DEED B* 47.40

State Tax $
Clerk's Fee $
TOTAL $

Paid _____
Deputy County Court Clerk

PROPERTY ADDRESS*
3216 West Hamilton Avenue
Nashville, Tennessee

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Al Hersh
5214 Harding Road
Nashville, Tennessee 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ _____

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1977

Deputy Register

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103