THIS INSTRUMENT WAS PREPARED BY R. DAVID LUDWICK, ATTORNEY AT LAW, SEVENTH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE

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PW

TRUSTEE'S DEED

BOOK 5138 PAGE 155

R. DAVID LUDWICK, TRUSTEE, TO LEON TRAVIS, HILLIARD TRAVIS, WADE TRAVIS, AND SAM LEWIS.

WHEREAS, by Installment Deed of record in Book 2811, page 199, R.O.D.C., Leon Travis, Hilliard Travis, Wade Travis and Sam Lewis conveyed the within-described property to Marcus L. Young and wife, Joanne Young, who thereafter conveyed the same to Howard Lee Jones and wife, Christine McCord Jones, who assumed the obligations set forth in the agreement hereinabove referred to, and the indebtedness incurred thereby being secured by said Installment Deed to William S. Hofstetter, Trustee, having refused to act and being substituted by R. David Ludwick, Substitute Trustee, by instrument recorded in Book 4369, page 389, and further demand being made and payment not met, said Trustee having complied with all the provisions of the said Installement Deed; and

WHEREAS, default was made in the payment of the notes appertaining to said Installment Deed, and the owner and holder of said notes instructed said R. David Ludwick, Substitute Trustee, to institute proceedings as provided in said Installment Deed; and

WHEREAS, the said Substitute Trustee did advertise in accordance with the provisions of the same to sell the property at the South door of the Courthouse in Nashville, Tennessee on November 8, 1974 at 12:00 High Noon; and

WHEREAS, at the time and place named and advertised, the said R. David Ludwick, Substitute Trustee, did offer and sell the property to the highest bidder for cash, the highest bid received being that of Leon Travis, Hilliard Travis, Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,000.00

Subscribed and sworn to before me this 20 day of ~~January~~ April, ~~1975~~ 1977.

Affiant

My commission expires: 2/23/80

Notary Public

Travis and Sam Lewis, in the amount of Three Thousand Dollars ($3,000.00);

NOW, THEREFORE, I, R. David Ludwick, Substitute Trustee, in pursuance of the power and authority contained in said Installment Deed, and in consideration of the sum of $3,000.00 paid, the receipt of which is hereby acknowledged, do by these presents sell, transfer and convey to Leon Travis, Hilliard Travis, Wade Travis and Sam Lewis, their heirs and assigns, a certain parcel or tract of land in Davidson County, Tennessee, described as being Lot Nos. 1301 and 1303 of Block No. 184 in Plan No. 1, West Nashville, as part of record in Book 57, Page 74 and 75, Register's Office for said County. Said Lots Nos. 1301 and 1303 together front 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines with the westerly margin of 54th Avenue, North, formerly 13th Street, 150 feet to an alley. Being the same property conveyed to Leon Travis, Hilliard Travis, Wade Travis, and Sam Lewis, from Robert A. Walden and wife, by Deed of record in Book 2794, pag3 83, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leon Travis, Hilliard Travis, Wade Travis and Sam Lewis, their heirs and assigns, forever.

I make this conveyance in pursuance of the powers and authority vested in me as Substitute Trustee, transferring to the said Leon Travis, Hilliard Travis, Wade Travis, and Sam Lewis, their heirs and assigns, the benefit of all warranties made to me in the Installment Deed, but nothing further or otherwise whatsoever. This conveyance is made subject to all restrictions, all unpaid taxes and instruments of record.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee this 29 day of January, 1976.

R. DAVID LUDWICK, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Edwards, a Notary Public in and for said County, the within-named R. David Ludwick, 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 30th day of January, 1976.

Nancy Edwards
Notary Public

My commission expires: 2/4/79

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Boyers Address & TAX BILLS

#400 Michigan Ave.
Nashville, TN 37209

D09971

FOR NOTARY REFERENCE

APR 20 1 31 PM '77

REGISTER DAVIDSON COUNTY, TENN.

[illegible]207	CONV	*3,000.00			
[illegible]207	S'TAX		B*	7.80	
[illegible]207	FEE		B*	.50	
[illegible]207	W/DEED		B*	6.00	* 14.30