This instrument was prepared by:

BOOK 5158 PAGE 342

G. Marlin Knight
1108 J. C. Bradford Building
Nashville, Tennessee 37219

New Owner:
James D. Hughey
4113 Gallatin Rd.
Nashville, Tennessee 37216

Send Tax Bills to:
James D. Hughey
4113 Gallatin Rd.
Nashville, Tennessee 37216

Map 94-1
Par 136

SUBSTITUTE TRUSTEE'S DEED

WHEREAS default having been made in the payment of the debt secured by an Installment Deed, dated February 27, 1975, executed by Donald M. Snyder and Shirley A. Snyder to E. L. Edwards, Jr., Trustee, of record in Bk. 4925, Pg. 571, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed E. L. Edwards, Jr. as Trustee under said Deed and has nominated and appointed G. Marlin Knight as Substitute Trustee, pursuant to the terms of said Deed, which appointment of Substitute Trustee is of record in Book 5115, page 246, Register's Office for Davidson County, Tennessee, and the said G. Marlin Knight, Substitute Trustee, is thereby vested with title to the property described in said Deed for all purposes therein contained, and he is clothed with all the powers, duties, and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above-referenced instruments has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on February 22, 1977, and subsequent insertions appearing on March 1, 1977, and March 8, 1977, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 21, 1977, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned

offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instruments, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to:

JAMES D. HUGHEY
4113 Gallatin Rd.
Nashville, Tennessee

for three thousand dollars.

Therefore, G. Marlin Knight, as Substitute Trustee, does hereby grant, bargain, sell and convey to:

successors and assigns in fee simple the land described as follows:

Land in Davidson County, being Lot. No. 5 on the map of the subdivision of Lot No. 3 of the N. H. Hobson Lands, as of record in Book 421, Page 78, RODC. Said Lot No. 5 fronts 50.3 (fifty and three tenths) feet on the westerly side of 12th street, and runs back between parallel lines to an alley. Being the same property conveyed to Donald M. Snyder by James D. Hughey and Robert E. Miers by deed of record in Book 4925, Page 571, RODC.

Said property is conveyed subject to two outstanding Deeds of Trust of record in Bk.4816, Pg. 989, and Bk. 4817, Pg. 886 RODC, and such easements, restrictive covenants, set back lines, and tax liens as may be prior in time and/or right to the Installment Deed under which this conveyance is made.

IN WITNESS WHEREOF, G. Marlin Knight has executed this instrument on this 13 th day of June, 1977.

G. Marlin Knight
Substitute Trustee

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BOOK 5158 PAGE 344 IDENTIF. REFERENCE

JUN 13 12 19 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. Marlin Knight, the within named 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 13th day of June, 1977.

Thomas E. Walls
Notary Public

My commission expires: 8-8-79

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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

G. Marlin Knight
Affiant

Subscribed and sworn to before me,
this 13th day of June, 1977.

Thomas E. Walls
Notary Public

My commission expires: 8-8-79

JUN 13 CONV *3,000.00
JUN 13 STAX B* 7.80
JUN 13 PRFEE B* .50
JUN 13 DEED B* 6.00 * 14.30