Prepared by: Howard Doty: 306 Stahlman Bldg. TAX Bills Same

December 1, 1977
To be assigned.

New Owner:
John W. Holt and Wife Mary
535 American Rd.
Nashville, TN. 37209

BOOK 5229 PAGE 343

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Michael W. Morris executed a deed of trust dated November 12, 1976, which was recorded in Book 5089, Page 566, Register's Office for Davidson County, Tennessee, conveying to A. J. Pace, Trustee, the hereinafter described property to secure payment to Irene Shepard, a promissory note fully described in said deed of trust; and

WHEREAS, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Irene Shepard, holder of said note, has demanded of the Successor Trustee, appointed by an instrument of record in Book 5212, Page 559, Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

WHEREAS, G. Howard Doty, as Successor Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Successor Trustee did advertise the said real estate three consecutive weeks and more than 21 days notice, one insertion of said advertisement appearing in each of the issues on November 10, 1977, November 17, 1977 and November 24, 1977 respectively in The Nashville Record, a newspaper published in Davidson County, Tennessee; for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement on December 2, 1977, at the south door of the Court House in Davidson County, Tennessee, at 12:00 o'clock noon, the said G. Howard Doty, Successor Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when John W. Holt & wife, Mary Jewell Holt, being the highest and best bidders, became the purchasers at the price of $10,000.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, G. Howard Doty, do hereby sell, transfer and convey as Successor Trustee, unto the said John W. Holt and Mary Jewell Holt, its successors, and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to wit:

> BEING part of Lot No. 20 on the Map of C. C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for said County, being Lot No. 5 on an unregistered plan of a subdivision of said

Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, described as follows:

BEGINNING at the northwest corner of Lot No. 4 on the above referred to plan, same being a point 60 feet northwesterly from the northeast corner of Burgie Street and Knox Avenue, and beginning at said point and running northwesterly along the easterly line of Knox Avenue 50 feet to the southwest corner of Lot No. 6 on said unregistered plan; thence east along the southerly line of Lot No. 6 to the southwest corner of Lot No. 2 on said unregistered plan; thence south 50 feet along the westerly line of Lot No. 3 to the northeast corner of Lot No. 4 on said unregistered plan, thence westerly, along the north line of Lot No. 4, to the point of beginning.

BEING the same property conveyed to Michael W. Morris by deed from Irene Shepard, surviving tenant by the entirety of record in Book , page , Register's Office for Davidson County, Tennessee. INCLUDED IN BUT SPECIFICALLY EXCLUDED THEREFROM is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4845, page 952, Register's Office for said County. Susan K. Morris, the wife of Michael W. Morris joins in the execution of this instrument for the purpose of conveying what ever right, title and interest she might have in the herein described property.

TO HAVE AND TO HOLD THE same unto the said John W. Holt & wife, Mary Jewell Holt its successors and assigns, forever.

G. Howard Doty, covenants as Successor Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Successor Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, G. Howard Doty, Successor Trustee, has hereunto set his hand on this the 2nd day of December, 1977.

G. Howard Doty
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. F. Doty, a Notary Public in and for said County and State, the within named G. Howard Doty, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Successor Trustee, executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee on this the 2nd day of December, 1977.

J. F. Doty
NOTARY PUBLIC; MY COMM. EXP. 5-3-81

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10,000.00

John W. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 77.

E. Barnes
Deputy Register

IDENTIF. REFERENCE

DEC. 2 4 23 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

DEC-2	CONV	10,000.00				
DEC-2	S'TAX		B*	26.00		
DEC-2	PR'FEE		B*	.50		
DEC-2	W'DEED		B*	6.00	*	32.50