Prepared by
Fred Ford, Atty
325 Plus Park Blvd
Nash. Tenn

par. 373 &c.

CS5004 Southfield, Micn. 4803?
Attn: Foreclosure Tax

TRUSTEE'S DEED

BOOK 5278 PAGE 828

WHEREAS, a Deed of Trust has been heretofore executed by John Wesley Johnson and wife Carrie Louise Johnson to Reau E. Folk, Jr., Trustee, dated February 9, 1965, and recorded in Book 3860, page 523, in the Register's Office of Davidson County, Tennessee, conveying the real estate described in Exhibit "A", in trust, to secure payment of a promissory note therein described, payable to the order of Advance Mortgage Corp.; and,

WHEREAS, by instrument executed by Advance Mortgage Corp., dated March 14, 1978, and recorded in Book 5268, page 455, in the Register's Office of the aforesaid County, Tennessee, it declared itself to be the owner and holder of said note so secured by said Deed of Trust and appointed the undersigned as Successor Trustee, with all of the rights, powers and privileges of the original Trustee named in said Deed of Trust; and,

WHEREAS, default was made in payment of installments maturing on said promissory note, and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof, such default continuing; and,

WHEREAS, by virtue of the power and authority vested in me as such Successor Trustee, under the aforesaid Deed of Trust, at the request of the owner of said note, and for the purpose of effecting payment and satisfaction thereof, principal and interest, Attorney fees, and costs of sale, I, the undersigned, Successor Trustee, pursuant to advertisement published in the Nashville Record, a newspaper published and of general circulation in the aforesaid County, Tennessee, in its issues of April 6, 13 and 20 and 27, 19 78, offered for sale and sold on April 27, 1978 at 12 o'clock, noon M., at public outcry, to the highest and best bidder for cash, at the Metro Courthouse in the City of Nashville, Tenn., aforesaid County, Tennessee, in bar of the equities of redemption, dower and homestead, the hereinafter described real estate, at which sale Advance Mortgage Corporation being the highest and best bidder at and for the sum of Six Thousand One Hundred Sixty Dollars Thirty Six Cents ($6,160.36) Dollars became the purchaser thereof; and,

IN CONSIDERATION OF THE PREMISES, I, the undersigned Successor Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, dower and homestead, do hereby sell, transfer and convey unto Advance Mortgage Corp. the property described in Exhibit "A".

TO HAVE AND TO HOLD the said described real estate unto the aforesaid purchaser, its successors or assigns, forever in fee simple.

Said Deed of Trust recites title as unencumbered; but sale was advertised and made as Trustee only, without covenants or warranties of title, subject to any unpaid taxes or assessments owing on the property, and this conveyance is made accordingly.

IN WITNESS WHEREOF, I have hereunto set my hand, as Successor Trustee, on this the 27th day of April, 19 78.

H. Fred Ford
Successor Trustee
H. Fred Ford

Bumper & Fast Bills
Advance Title Co
PO Box 146 - Natchez Mississippi

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5278 PAGE 829

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Irina R. Scarpetti, a Notary Public of the State and County aforesaid, personally appeared H. Fred Ford, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Substitute Trustee of the Advance Mortgage Corporation, the within named bargainor, a corporation, and that he as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of April, 19 78

Irina R. Scarpetti, Notary Public.

IRINA R. SCARPETTI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 8-11-81

EXHIBIT "A" BOOK 5278 PAGE 830

Being Lot No. 74 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 74 fronts 50 feet on the easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to John Wesley Johnson and wife, Carrie Louise Johnson by deed from Charles E. Carter and wife, Mabel E. Carter, of record in Book 3864 page 521 of Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 6,144.00 H. Ted Ford
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28th DAY OF April 1978.
E. D. Williams
Deputy Register

IDENTIF. REFERENCE

APR 28 9 47 AM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

E 6 2 3 5 9

APR 28 78	CONV	*6,144.00			
APR 28 78	S'TAX		3*	15.8[illegible]	
APR 28 78	PR'FEE		3*	.50	
APR 28 78	W'DEED		3*	6.00	* 22.36