This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

Send Tax Bill to New Owners:
Mr. A. D. Hewlett
648 West Iris Drive
Nashville, Tennessee 37204

Map 82-4 Parcel 101

SUBSTITUTE TRUSTEE'S DEED BOOK 5308 PAGE 67

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated April 20, 1976, to Harold Reeves, Trustee, executed by Nathan Brown, as same appears of record in Book 5021, page 787, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Harold Reeves as Trustee under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 5295, page 228, Register's Office for Davidson County, Tennessee, and the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust 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 instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on June 8, 1978, and subsequent insertions appearing on June 15, 1978, and June 22, 1978, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 30, 1978, 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 advertisements, 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 A. D. HEWLETT, at and for the sum of SEVEN HUNDRED THIRTY-TWO AND 73/100 ($732.73) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold;

NOW, THEREFORE, in consideration of the promises and the payment by A. D. HEWLETT, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said A. D. HEWLETT, his successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to wit:

BEING Lot No. 47 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for said County.

SAID Lot No. 47 fronts 50 feet on the westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Nathan Brown by deed of record in Book 3875, page 907, said Register's Office.

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 A. D. HEWLETT, his successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Substitute Trustee, warrants the title to the aforementioned real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 5th day of July, 1978.

JUL-6 CONV * 732.73
JUL-6 S'TAX B* 1.82
JUL-6 PR'FEE B* .50
JUL-6 W'DEED B* 4.00 * 6.32

George E. Mudter, Jr.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., 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 the 5th day of July, 1978.

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires:
May 30, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $732.73.

Affiant

Sworn to and subscribed before me, this the 5th day of July, 1978.

Notary Public

My Commission Expires:
May 30, 1979

IDENTIF. REFERENCE

FILED FOR REGISTER
DAVIDSON COUNTY, TENN.
Jul 6 3 30 PM '78

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