THIS INSTRUMENT WAS PREPARED BY:
Title Escrow, Inc.
311 Plus Park Blvd., Suite 218
Nashville, Tn. 37217

16271

BOOK 5325 PAGE 815

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SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 22nd day of June, 1978, by and between John Creager, Substitute Trustee, party of the first part, and Harold Reeves and Ed Hodge party of the second part.

WITNESSETH:

Whereas, by Deed of Trust of record in Book 5019, page 690, Register's Office, Davidson County, Tennessee, Louis N. Farringer conveyed certain property described therein to Everett A. Covington, Jr., Trustee, to secure the payment of a first mortgage, payable to Security Federal Savings and Loan Association; and

Whereas, John Creager was appointed Substitute Trustee of record in Book 5295, page 981, said Register's Office.

Whereas, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust; and

Whereas, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in The Nashville Record as prescribed by law; and

Whereas, pursuant to said notices first party did offer said property for sale at the Front Door of the Davidson County Court House in Nashville, Tennessee on June 22, 1978 and Harold Reeves and Ed Hodge party of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of TWENTY FIVE THOUSAND and no/100---------- ($25,000.00).

Now, thereof, in consideration of the premises, first party has this day bargained and sold and does hereby transfer and convey unto the parties of the second part, the said Harold Reeves and Ed Hodge, their assigns, the following real estate located in Davidson County, to wit:

BEING Lot No. 21 on the Plan of Colewood Hills Subdivision, Section 1, of record in Book 4300, page 130, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Louis N. Farringer by deed of record in Book_____, page_____, said Register's Office.

To have and to hold the afore said real estate unto said second parties, their assigns, forever and in bar of equity of redemption, homestead, dower and all other exemption of every kind which were waived.

And I, John Creager, Substitute Trustee, do further covenant and bind myself my successors and representatives, to warrant and defend title to the said land only as to such title coming through me to the said second parties, their heirs and assigns, against the lawful claims of all persons whomsoever, except a Deed of Trust of record in Book_____, page_____, said Register's Office, all property taxes due and payable, easements, building lines and restrictions, of record in said Register's Office, and the right of ingress and egress in shared drive.

In Witness whereof, first party hereunto set his signature this day and date first above written.

John Creager

John Creager, Substitute Trustee
First Party

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named John Creager, 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 the 22nd day of June, 1978.

Notary Public

Commission Expires: 6-24-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00. Subscribed and sworn to before me, this the 22nd day of June, 1978.

Affiant

My Commission Expires: 6-24-80

Notary Public

SEND TAX BILLS TO:

Harold Reeves
311 Plus Park Blvd.
Nashville, TN. 37217

E 83168

IDENTIF. REFERENCE

Aug 16 2 13 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 78	CONV	25,000.00			
AUG 16 78	S'TAX		B*	65.00	
AUG 16 78	PR'FEE		B*	.50	
AUG 16 78	W'DEED		B*	4.00	* 69.50