CHARLES P. CRON, ATTORNEY AT LAW
223 MADISON STREET
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
same as new owner

ADDRESS NEW OWNER:
William M. Coats et ux
5025 Hillsboro Road, #11-A
Nashville, Tennessee 37215

BOOK 5406 PAGE 948

Map 93-10
par 328
6W 1175

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $46,500.00.

William M. Coats
Affiant

Subscribed and sworn to before me, this 16th day of March, 1979.

Carolyn J. Waddey
Notary Public

My Commission Expires: 3/15/81

F. I. 9005
IDENTIF. REFERENCE
MAR 19 9 37 AM '79
FEE $ WILSON JT REGISTER DAVIDSON COUNTY, TENN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by installment deed dated October 26, 1978, of record in Book 5358, page 465, Register's Office for Davidson County, Tennessee, Joe L. Hamm and wife, Anne McDonald Hamm and James T. Hamm and wife, Mildred C. Hamm conveyed the property hereinafter described to Walter Leaver, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said installment deed and Charlie A. Mooney and wife, Mary B. Mooney, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, and the said Walter Leaver declining to serve as Trustee and the undersigned Charles P. Cron was appointed Substitute Trustee by instrument of record in Book 5390, page 286, said Register's Office, and the said holders called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said installment deed, and to sell the hereinafter described property;

WHEREAS, I, Charles P. Cron, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 1, February 8, and February 15, 1979, respectively;

WHEREAS, pursuant to said notice, I, Charles P. Cron, Substitute Trustee, the undersigned, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on February 23, 1979, at 12:00 Noon at the south door of the courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Charlie A. Mooney and wife, Mary B. Mooney, were the highest and best bidders, the amount of their bid being in the sum of Forty-six Thousand Five Hundred and no/100 (46,500.00) Dollars, and Charlie A. Mooney and wife, Mary B. Mooney, being the holders of the indebtedness secured by said installment deed,and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Substitute Trustee; and

WHEREAS, Charlie A. Mooney and wife, Mary B. Mooney, did thereafter assign their interest in said property to William M. Coats and wife, Jean Mitchell Coats.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Charles P. Cron, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said William M. Coats and wife, Jean Mitchell Coats, their heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W. W. Sullivan's Subdivision of Lot No. 50 and part of Lot No. 49 of the Davidson Academy Property, as of record in Minute Book "G", page 152, County Court for said County.

Said Lot No. 1 fronts 60 feet on the easterly side of Fifth Avenue, south, formerly Summer Street, and runs back between parallel lines with the northerly margin of Peabody Street, formerly Lincoln Alley 179 feet 3 inches, more or less,to an alley in the rear.

Being the same property conveyed to Anne McDonald Hamm and James T. Hamm by deed from Charlie A. Mooney and wife, Mary B. Mooney of record in Book 5358, page 465, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said William M. Coats and wife, Jean Mitchell Coats, their heirs and assigns, forever.

I, Charles P. Cron, Substitute Trustee, under the said installment deed of record in Book 5358, page 465, said Register's Office, do hereby transfer, assign, and convey unto the said William M. Coats and wife, Jean Mitchell Coats, their heirs and assigns all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I as Substitute Trustee pursuant to the provisions of said installment deed can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Charles P. Cron, Substitute Trustee, has hereunto set his hand this 16th day of March, 1979.

Charles P. Cron

CHARLES P. CRON, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5406 PAGE 950

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Charles P. Cron, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Madison, Tennessee, this 16th day of March, 1979.

Janet M. White
Notary Public

My Commission Expires: 10/18/81

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5406 PAGE 951

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46500.00- CAMT.	
			120.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	127.40-
9358A	03/19/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 9 0 0 5

IDENTIF. REFERENCE

MAR 19 9 37 AM '79

FELIX Z. WILSON CE REGISTER
DAVIDSON COUNTY, TENN.

No. 870939