This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5413 PAGE 26

SUBSTITUTE TRUSTEE'S DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
Joseph H. Mangum 359 Haywood Lane Nashville, Tennessee 37211	Same Same	Map 118-1 Par. 182

WHEREAS, Jennie Mae Merritt, conveyed by installment deed of record in Book 4827, page 953, Register's Office for Davidson County, Tennessee, certain land therein described to W. M. Colson and wife, Katherine L. Colson, and in consideration thereof the said W. M. Colson and wife, Katherine L. Colson, did execute a note made payable to Jennie Mae Merritt, and

WHEREAS, W. M. Colson and wife, Katherine L. Colson, in said installment deed did further convey the land in question to Lewis D. Pride, Trustee, to secure payment of the aforementioned note, and

WHEREAS, W. M. Colson and wife, Katherine L. Colson, subsequently conveyed the property in question to Putnam Properties, Inc., by warranty deed of record in Book 5187, page 638, Register's Office for Davidson County, Tennessee, subject to the aforementioned note, and

WHEREAS, Jennie Mae Merritt did subsequently assign all her interests in said installment deed and note to William M. Colson and wife, Katherine L. Colson, by an assignment of record in Book 5194, page 197, Register's Office for Daivdson County, Tennessee, and

WHEREAS, Lewis D. Pride, has died and William M. Colson and wife, Katherine L. Colson, have appointed H. Michael Bennett as Trustee in an instrument of record in Book 5400, page 205, Register's Office for Davidson County, Tennessee, and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $6,100.00.

Sworn to and subscribed before me, this 2nd day of April, 1979.

H. Michael Bennett
Affiant

Commission Expires:

Notary Public

This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

WHEREAS, said installment deed provides that in the event of default in the payment of any of the indebtedness when due the entire indebtedness shall at the option of the holder and owner thereof become due and payable, and

WHEREAS, default has been made in the payment of certain installments of said indebtedness now due and the holders and owners of the note secured by said installment deed have declared the entire balance now due and payable and have instructed the undersigned Substitute Trustee to foreclose said installment deed, and

WHEREAS, said H. Michael Bennett as Substitute Trustee did advertise said property for sale at the south door of the Courthouse at Nashville, Davidson County, Tennessee, on the 2nd day of April, 1979, at 12:00 Noon by giving twenty (20) days notice by a publication of said sale three (3) times in The Nashville Record on March 8, March 15 and March 22, 1979, and pursuant to said notices, the said H. Michael Bennett, Substitute Trustee, offered said property for sale at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on April 2, 1979, at 12:00 Noon, and after receiving competitive bids, sold said property to Joseph H. Mangum at the price of SIX THOUSAND ONE HUNDRED AND NO/100 ($6,100.00) DOLLARS, this being the highest, the last and best bid.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and in consideration of the sum of SIX THOUSAND ONE HUNDRED AND NO/100 ($6,100.00) DOLLARS, the receipt of which is hereby acknowledged, I, H. MICHAEL BENNETT, SUBSTITUTE TRUSTEE, pursuant to the powers granted me in said deed of trust, have bargained, sold and do hereby sell, transfer and convey to Joseph H. Mangum, his heirs and assigns, free from the equities and exemptions of every kind, all of which are expressly waived by said deed of trust, the following described property located in Davidson County, Tennessee, to-wit:

Lane in Davidson County, Tennessee, being part of an unnumbered tract shown on the Plan of Montrose Place of record in Book 57, page 63, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Caruthers Avenue, the northeast corner of Lot No. 12 of said Montrose Place; thence with the easterly line of said Lot No. 12, southerly 178.2 feet, more or less, to the northerly margin of an alley; thence with the margin of the same, easterly 70 feet to a point; thence northerly 178.2 feet more or less to the southerly margin of Caruthers Avenue; thence with the margin of the same, westerly 70 feet to the beginning.

Being the same property conveyed to Putnam Properties, Inc., by deed from W. M. Colson and wife, Katherine L. Colson, of record in Book 5187, page 638, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest belonging to Joseph H. Mangum, his heirs and assigns forever.

And the said H. Michael Bennett as Substitute Trustee does hereby transfer, assign and set over to Joseph H. Mangum, his heirs and assigns, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title to said property as fully as he is authorized to do as Trustee but no further or otherwise.

This conveyance is made subject to all unpaid taxes which may be a lien against the property and to all other liens, encumbrances or other matters of record.

Witness the signature of said H. Michael Bennett, Substitute Trustee, in Nashville, Tennessee, this 2nd day of April, 1979.

H. Michael Bennett

H. Michael Bennett, Substitute Trustee

2660 04/02 24.35- CHECK

BOOK 5413 PAGE 29

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie D. Smith, a Notary Public in and for said County and State, H. Michael Bennett, Substitute Trustee, 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 2nd day of April, 1979.

Annie D. Smith
Notary Public

Commission Expires:

8-21

F.2.1.436

IDENTIF. REFERENCE

APR 2 3 09 PM '79

FILED AND RECORDED
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____ BOOK 5413 PAGE 30

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
			6100.00- CO	
			15.86 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	24.36-
2660A	04/02/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 1 4 3 6

T
IDENTIF. REFERENCE

APR 2 3 09 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 674125