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

Send Tax Bills to New Owner:
Robert F. Lance
2704 12th Avenue, South
Nashville, Tennessee 37204

MAP 105/16 PARCEL 91 FIELD BOOK NO. 6 D17 - 23195

SUBSTITUTE TRUSTEE'S DEED BOOK 5602 PAGE 272

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 July 12, 1966, to Herschel Greer, Trustee, executed by Clarence E. Baltimore and wife, Mena B. Baltimore, as same appears of record in Book 4035, page 347, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Herschel Greer 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 5589, page 699, Register's Office of Davidson County, Tennessee; and

WHEREAS, 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 instrument 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 Davidson County, Tennessee, the first insertion appearing on April 17, 1980, and subsequent insertions appearing on April 24, 1980, and May 1, 1980, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 9, 1980, 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 Robert F. Lance, at and for the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 ($11,500.00) DOLLARS, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the promises and the payment by Robert F. Lance, 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 Robert F. Lance, his heirs 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. 135 and the westerly 15 feet of Lot No. 136 on the Map of Subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6, Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

PLEASE DO NOT PUBLISH

9176

Being the same property conveyed to Clarence E. Baltimore and wife, Mena B. Baltimore, by deed from W. L. King and wife, Ida Mary King, of record in Book 4035, Page 346, Register's Office for Davidson County, Tennessee.

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 Robert L. Lance, his heirs and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Substitute Trustee, warrants the title to the aforesaid 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 14th day of May, 1980.

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 14th day of May, 1980.

Carolyn Hastings
Notary Public

My commission expires: 4-22-84

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 $11,500.00.

Affiant

Sworn to and subscribed before me, this 14th day of May, 1980.

Carolyn Hastings
Notary Public

My commission expires: 4-22-84

PLEASE DO NOT PUBLISH

FEE $ 7.00 STATE REGISTER
DAVIDSON COUNTY, TENN.
MAY 15 11 01 AM '80

IDENTIFICATION REFERENCE

F 89504

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

RECEIVED OF _____ BOOK 5602 PAGE 274

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

11500.00- CO
29.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 36.40-
9176A05/15/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F89504

ICCC REFERENCE

MAY 15 11 01 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 757858