File: Home Fed

G.4.4671

BOOK 5753 PAGE 36

IDENTIF. REFERENCE

JUN 3 4 09 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,945.34.

June E. Atkinson
Affiant

Subscribed and sworn to before me, this 29th day of May, 1981.

Samuel E. Ogle
Notary Public

My commission expires 10-21-84.

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:
Home Federal Savings & Loan
230 Fourth Avenue North
Nashville, TN 37219

Send Tax Bills to:
SAME

Map-Parcel Numbers
61-11 Per 56 Jd
Par. #15DZ 4765

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 21st day of May, 1981, by and between GLENN L. LAWRENCE, SUBSTITUTE TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust, dated October 24, 1979, of record in Book 5519, page 156, Register's Office for Davidson County, Tennessee, Kenneth W. Gatlin, unmarried, conveyed to Charles Nelson, Jr., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Sixteen Thousand Five Hundred Eighty One and 60/100 ($16,581.60) Dollars, and,

WHEREAS, Kenneth W. Gatlin, single, subsequently conveyed said real property to Mildred Boze Ludwig by deed of record in Book 5729, page 620, Register's Office for said County, and the said indebtedness was assumed by Mildred Boze Ludwig; and

WHEREAS, Charles Nelson, Jr., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 5735, page 738, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on April 30, 1981, May 7, 1981 and May 14, 1981; and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, May 21, 1981 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Ten Thousand Nine Hundred Forty Five and 34/100 ($10,945.34) Dollars and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the east 10 feet of the south 150 feet of Lot No. 19 and the west 40 feet of the south 150 feet of Lot No. 20 on the Map of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said parts of said Lots adjoin and front together 50 feet on the north side of Curdwood Lane and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mildred Boze Ludwig by deed from Kenneth W. Gatlin, single of record in Book 5729, page 620, Register's Office for said County.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Glenn L. Lawrence, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to the deed of trust of record in Book 5162, page 768, said Register's Office.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Glenn L. Lawrence, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Glenn L. Lawrence, 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 29th day of May, 1981.

Shirley L. Johnson
Notary Public

My Commission Expires:

10-18-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5753 PAGE 39

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

10545.34- CO
26.34 CO TX
.50 PRFEE
9.00 WDEED
CHECK 37.84-
9207A06/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 6 7 1

IDENTIF. REFERENCE

JUN 3 4 09 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 825374