New Owner:

BOOK 5805 PAGE 689

ALVIN D. GARFINKEL and
wife, RITA Z. GARFINKEL
6622 Ellwood Court
Nashville, Tennessee 37205

Mail tax bills:
SAME

Map # 92-9

Parcel # 353

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 16th day of May, 1980, Alvin D. Garfinkel and wife, Rita Z. Garfinkel, Fannie L. Zeman (now Zeitlin), Kenneth W. Gatlin and James R. Connors, conveyed the property herein described to Leon Ruben, Trustee, in an Installment Deed of record in Book 5604, pages 325 and 326, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Leon Ruben was unable to serve, the lawful owner and holder of said note appointed Herman O. Loewenstein as Substitute Trustee by written instrument recorded in Book 5789, pages 612 and 613, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyees joined in said Installment Deed and conveyed a property to Leon Ruben, Trustee, for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Herman O. Loewenstein, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Herman O. Loewenstein, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on October 9, 1981 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Herman O. Loewenstein, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Alvin D. Garfinkel and wife, Rita Z. Garfinkel in the amount of Fifty Thousand and 00/100 ($50,000.00) Dollars; and,

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Fifty Thousand and 00/100 ($50,000.00) Dollars,

credited and applied as a payment on the note secured by the aforementioned Installment Deed, do by these presents, sell, transfer, and convey unto Alvin D. Garfinkel and wife, Rita D. Garfinkel, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 37 on the Map of the Subdivision of part of the Willcox 29 acre tract of land in the old 13th Civil District of said County, of record in Book 161, page 159, Register's Office for said County.
>
> SAID Lot No. 37 fronts 50 feet on the northerly side of Charlotte Turnpike or Avenue, and runs back between lines 146 feet on the easterly line and 147 feet on the westerly line to an alley on which it measures 50 feet, more or less.
>
> BEING the same property conveyed to Alvin D. Garfinkel and wife, Rita Z. Garfinkel and Fannie L. Zeman (now Zeitlin) by deed from C. E. Harlan and wife, Marie M. Harlan of record in Book 3313, page 257, said Register's Office.

Said sale was made subject to all restrictions of records, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Alvin D. Garfinkel and wife, Rita D. Garfinkel, their successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to Alvin D. Garfinkel and wife, Rita Z. Garfinkel, their successors and assigns, forever, the benefit of all warranties as made to me in said Installment Deed, but no further or otherwise.

EXECUTED at Nashville, Tennessee, this 12 day of October, 1981.

HERMAN O. LOEWENSTEIN, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and States, the within named Herman O. Loewenstein, 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 12th day of October, 1981.

NOTARY PUBLIC

My Commission Expires: 4/17/83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me
this 12 day of October, 1981.

NOTARY PUBLIC

My Commission Expires: 4/17/83

THIS INSTRUMENT PREPARED BY:

HERMAN O. LOEWENSTEIN, ATTORNEY
1200 Third National Bank Building
Nashville, Tennessee 37219

663488

IDENTIFICATION REFERENCE

OCT 13 9 13 AM '81

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

HSnl

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5805 PAGE 692

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00-	CO
			130.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 139.50-
2404A	10/13/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G63488

IDENTIF. REFERENCE

OCT 13 9 13 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 847727