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BOOK 4899 PAGE 238

Burger Tax Wills
Tharpe & Brooks Inc same FHA Case No. 483-045706-235
Atlanta, Georgia
162-4
39 pw

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on this the 4th day of March, 1975, by and between Richard E. Rudesill, Substitute Trustee, and THARPE & BROOKS, INC. of Atlanta, Georgia, his successors and assigns.

WITNESSETH:

WHEREAS, on the 28th day of April, 1972, Alvin L. Mann and wife, Tanya P. Mann, executed to Vaden Lackey, Jr., Trustee for J. I. Kislak Mortgage Corporation of Florida, a deed of trust on real estate hereinafter described and registered in Book 4597, page 712, Register's Office of Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said deed of trust being to secure a certain indebtedness: and

WHEREAS, Richard E. Rudesill, was duly appointed Substitute Trustee, with all the powers granted to the Trustee in the original deed of trust, and

WHEREAS, default having been made in the payment of said indebtedness, Tharpe & Brooks, Inc., the owner and holder of the note, having demanded the foreclosure of said deed of trust for the purpose of paying said note, interest and costs therein provided, Richard E. Rudesill, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised said real estate as required by the terms of said deed of trust, in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest and costs pursuant to said advertisement, March 3, 1975, at 12:00 o'clock noon at the front of the Courthouse in Nashville, Davidson County, Tennessee; the said Richard E.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $17,869.51 Affiant R E Rudesill
Subscribed and sworn to before me this 26th day of March 19 75
Deputy Register J. P. Ward

Rudesill, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust, when Tharpe & Brooks, Inc., being the highest and best bidder, became the purchaser at the price of ($17,860.51) Seventeen Thousand Eight Hundred Sixty Dollars and Fifty One Cents and, said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the premises, Richard E. Rudesill, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto Tharpe & Brooks, Inc., his successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 134 on the Plan of Antioch Park, Section 4, as of record in Book 4300, page 119, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

BEING the same property conveyed to Alvin L. Mann and wife, Tanya P. Mann, by deed from Martin Construction Company, as of record in Book 4597, page 710, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

MAR 26 3 57 PM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

C92060

TO HAVE AND HOLD the same unto Tharpe & Brooks, Inc., his successors and assigns, forever, Richard E. Rudesill, covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; that he will forever warrant the same against the lawful claims of any and all persons holding by, through, or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

Richard E. Rudesill
Richard E. Rudesill, Substitute Trustee

MAR 26 CONV 17,860.51
MAR 26 S'TAX A* 46.54
MAR 26 PR'FEE A* .50
MAR 26 W'DEED A* 4.00
51.04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sylvia L. Rogers, a Notary Public in and for said County and State, the within named Richard E. Rudesill, 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 25th day of March, 1975.

Sylvia L Rogers
NOTARY PUBLIC

My commission expires: 11-15-77