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mail

THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY,
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE

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C. EDWARD COOMER,

Substitute Trustee, SUBSTITUTE TRUSTEE'S DEED

TO: DOBSON & JOHNSON, INC.

WHEREAS, by deed of trust executed October 20, 1975, in Davidson County,Tennessee, and of record in Book 4963, page 967, Register's Office for Davidson County,Tennessee, the hereinafter described property was conveyed from Irvin D. Nickens and wife, Terry J. Nickens to Albert Wm. Johnson, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, Dobson & Johnson, Inc. is now the holder in due course of said Promissory Note secured by said deed of trust; and,

WHEREAS, said deed of trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said Irvin D. Nickens and wife, Terry J. Nickens, their heirs, administrators, successors or assigns and for advertising the time and place of said sale as required by law; and,

WHEREAS, said deed of trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and,

WHEREAS, Dobson & Johnson, Inc. did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 5017, page 549, Register's Office for Davidson County, Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and,

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of general circulation

Burger & Taft Bldg
Hobson & Johnson Inc
Blue Peak Bldg. Nash. Tenn.

published in Davidson County,Tennessee, that said property would be sold at the main door of the Davidson County Courthouse at Nashville, Tennessee, on Tuesday, June 8, 1976, at 10 a.m. to the highest and best bidder for cash free from all of the rights of the said Irvin D. Nickens and wife, Terry J. Nickens, their heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and Dobson & Johnson, Inc. was the highest and best bidder, said bid being in the amount of $15,000.00;

NOW, THEREFORE, I, C. EDWARD COOMER, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby transfer and convey to Dobson & Johnson, Inc. to have and to hold to it and to its successors and æssigns forever and free from the rights of the said Irvin D.Nickens and wife, Terry J. Nickens, land in Davidson County,Tennessee, more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being part of the property conveyed to Janel Williams, Trustee, by deed from Tyree Harris, Trustee, of record in Book 3570, page 91, Register's Office for said County,described as follows:
BEGINNING in the centerline of Bull Run Road at the point 1924 feet northeast from the northeast corner of the property conveyed to Blanche Anderson, of record in Book 2704, page 94, Register's Office for said County, and running thence with the centerline of Bull Run Road, north 57 deg, 30! east 112 feet; thence south 27 deg. 20' east 762 feet; thence South 2 deg 30' west 231 feet; thence north 27 deg. 20' west 948 feet to the point of beginning, and containing 2.2 acres more or less.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this

8th day of June, 1976, by subscribing hereto my Official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for the state and county aforesaid, C. EDWARD COOMER, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 8th day of June, 1976.

Betty Faye Hunt
Notary Public

My commission expires: 5/8/78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $15,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
AFFIANT

Sworn to and subscribed before me this 8th day of June, 1976.

Betty Faye Hunt
Notary Public

My commission expires: 5/8/78

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
JUN 8 10 8 AM '76
REGISTER

TO IDENTIFY →

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JUN-8% CONV 15,000.00
JUN-8% S'TAX B* 39.00
JUN-8% PR'FEE B* .50
JUN-8% W'DEED B* 6.00 * 45.50