New Owner - Send Tax Bills:

James W. Larkin, Sr.
Burton Hollow Road
Route #1
Whites Creek, Tennessee 37189

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map 39
p/o 103

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28th day of March, 1974, Dewey W. Pedigo was named Trustee in a Deed of Trust of even date executed by Richard N. Hicks, Jr. and wife, Deborah B. Hicks, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of TEN THOUSAND ($10,000.00) DOLLARS principal and interest at the rate of EIGHT (8%) PERCENT per annum, on the unpaid balance, said Deed of Trust being recorded in Book 4801, page 254, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, H. William Scott, III, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 5055, page 781, Register's Office for Davidson County, Tennessee; I, H. William Scott, III, Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as such Substitute Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty (20) days notice by three successive publications, namely: August 24, August 31, and September 7, 1976, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and provided in said Deed of Trust.

PURSUANT to said advertisement on Wednesday, September 15, 1976, at 11:00 a.m. at the South Door of the Courthouse in Davidson County, Tennessee, I, as said 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 hereinabove mentioned equities, as provided in said Deed of Trust, at which time James W. Larkin, Sr., Burton Hollow Road, Route #1, Whites Creek, Tennessee, submitted the highest and best bid in the amount of TEN THOUSAND, SIX HUNDRED, TWENTY-FOUR ($10,624.00) DOLLARS.

NOW, THEREFORE, in consideration of the premises, I, H. William Scott, III, Substitute Trustee, do hereby sell, transfer and convey to James W. Larkin, Sr., Burton Hollow Road, Route #1, Whites Creek, Tennessee, his successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> LAND lying and being in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the Estate of Vincent Carney, deceased, of record in Minute Book "I", page 584, of the Chancery Court at Nashville, Tennessee, containing 49 acres, and a part of the tract lying immediately east of said Lot No. 4 and being described as follows, to-wit:
>
> BEGINNING at a point in the center line of Burgess Road, the southwest corner of the Burgess tract and the northwest corner of the herein described property; thence south 85° 30' east 346 feet to a point; thence north 60° east 120 feet to a point; thence south 14° east 110 feet to a point: thence east 372 feet to a stone 40 feet from and west of a road; thence south 5° east 184 feet; thence south

Prepared By:
H. William Scott, III
Attorney at Law
4205 Hillsboro Rd.
Nashville, Tenn. 37215

47° 45' east 541 feet to a point in the center of road opposite a chestnut post and stump, a corner of Nancy Larkin Vance 13.1 acre tract; thence with her north line partly along a drain as follows: south 70° west 260 feet to a point; thence north 87° west 190 feet to a point; thence south 48° west 60 feet to a point; thence south 33° 30' west 180 feet to a point; thence south 78° west 135 feet to a point; thence south 72° west 370 feet to a point: thence north 12° 20' east 516.06 feet to an iron pin; thence north 83° 00' west 400 feet to a railroad spike in the center of Burgess Road; thence north 7° east 447.9 feet to a point in the center of said Burgess Road; thence north 36° 30' east 52.4 feet to the point of beginning, containing 17.52 acres, more or less.

BEING the same property conveyed to Richard N. Hicks, Jr. and wife, Deborah B. Hicks, by deed from James W. Larkins and wife, Katherine Larkins, of record in Book 4801, page 250, Register's Office for Davidson County, Tennessee.

I, H. William Scott, III, Substitute Trustee, convey to James W. Larkin, Sr., Burton Hollow Road, Route #1, Whites Creek, Tennessee, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 15th day of September, 1976.

H. William Scott

H. William Scott, III
Substitute Trustee

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. William Scott, III, 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 15th day of September, 1976.

Christine Jennett

Notary Public

My Commission Expires: 7/6/80

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $10,624.00.

James W Kimbrough Sr.
Affiant

Subscribed and sworn to before me, this the 21st day of September, 1976.

Christine Jennett
Notary Public

My Commission Expires: 7/6/80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D 6 9 4 3 5

IDENTIFICATION REFERENCE

SEP 23 1 16 PM '76

FEE DAVIDSON COUNTY, TENN. REGISTER

SEP 23 76	CONV	10,624.00			
SEP 23 76	S'TAX		B*	27.56	
SEP 23 76	PR'FEE		B*	.50	
SEP 23 76	W'DEED		B*	6.00	* 34.06