Mail

Prepared by: Richard E. Rudesill
Attorney at Law
P. O. Box 84, Wilson Pike Circle
Brentwood, Tennessee 37027

Taxes:
New Owner
Tharpe & Brooks, Inc
Box 84
Brentwood, Tenn 37027

BOOK 5114 PAGE 617 FHA Case No. 481-028559-203

TR-11
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SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered on this the 8th day of February, 1977, by and between Richard E. Rudesill, Substitute Trustee, and THARPE & BROOKS, INC., of Atlanta, Georgia, his successors and assigns.

WITNESSETH:

WHEREAS, on the 15th day of May, 1967, Walter L. Smith and wife, Mary E. Smith, executed to Franklin G. Clark, Trustee for Federal National Mortgage Association, a deed of trust on real estate hereinafter described and registered in Book 4133, page 658, 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, 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, interests and costs pursuant to said advertisement, February 8, 1977, at 12:00 o'clock noon at the front of the Courthouse in Nashville, Davidson County, Tennessee, the said Richard E. 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 Six Thousand Nine Hundred Eighty-Six and 65/100 ($6,986.65) Dollars, 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. 183 on the Map of Waters Place on Maxey Lane, as of record in Book 332, page 136 and 137, Register's Office for said County.

SAID Lot No. 183 fronts 50 feet on the northerly side of Litton Avenue or Drury Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Walter Lee Smith and wife, Mary E. Smith, by deed from Robert C. Weaver, Secretary of Housing and Urban Development, which deed is of record in Book 4133, page 655, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO 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.

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← IDENTIFICATION

FEB 11 3 13 PM
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Richard E. Rudesill
Richard E. Rudesill, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, _____, 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 11th day of February, 1977.

_____
Notary Public

Commission expires: _____

OLIVIA [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,986.55

Richard E. Rudesill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 1977

R. Cox
Deputy Register

FEB 11 '77
FEB 11 '77 STATE TAX

CONV
WDEED

$6,986.55

8*	18.20	
8*	.50	
8*	4.00	* 22.70