mail

THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY,
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

58-11
parcel 61

SEND TAX BILLS TO: Noel Palmer Mortgage Company, Inc.
P. O. Box 2546
Nashville, Tennessee 37219

C. EDWARD COOMER,

BOOK 5193 PAGE 849

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: Noel Palmer Mortgage Company, Inc.

WHEREAS, by deed of trust executed May 14, 1976, in Davidson County, Tennessee, and of record in Book 5026, page 860 and 861, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Samuel Ramsey, Jr. and wife, Dorothy A. Huddleston Ramsey, unto J. G. Palmer, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, the said deed of trust and Promissory Note were assigned to the Noel Palmer Mortgage Company, Inc. by instrument of record in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, the Noel Palmer Mortgage Company, 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 Samuel Ramsey, Jr., and wife, Dorothy A. Huddleston Ramsey, 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, the Noel Palmer Mortgage Company, Inc. did appoint C. Edward Coomer, attorney, as Substitute Trustee by

instrument of record in Book 5176, page 502, 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 published in Davidson County, Tennessee, that said property would be sold at the south door of the Davidson County Courthouse at Nashville, Tennessee, on Wednesday, September 7, 1977, at 12:00 noon, to the highest and best bidder for cash free from all of the rights of the said Samuel J. Ramsey, Jr. and wife, Dorothy A. Huddleston Ramsey, 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 the Noel Palmer Mortgage Company, Inc. was the highest and best bidder, said bid being in the amount of $28,809.60;

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 the Noel Palmer Mortgage Company, Inc. to have and to hold to it and to its successors and assigns forever and free from the rights of the said Samuel Ramsey, Jr. and wife, Dorothy A. Huddleston Ramsey, land in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 142 on the Plan of Royal Hills Section I, of record in Plan Book 4675, page 73, Register's Office for said County.

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 7th day of September, 1977, 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, Carol Twidwell, 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 7th day of September, 1977.

Carol Twidwell
Notary Public

My commission expires:

8-8-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $28,809.60, 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 7th day of September, 1977.

Carol Twidwell
Notary Public

My commission expires:

8-1-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SEP-7[illegible] CONV 28,809.60
SEP-7[illegible] S'TAX B* 74.88
SEP-7[illegible] PR'FEE B* .50
SEP-7[illegible] W'DEED B* 8.00 * 83.38

IDENTIF. REFERENCE
SEP 7 12 11 PM '77
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

E 24574