M. 71-15-p.430

BOOK 5206 PAGE 805

This instrument prepared by:
Mead & Mead Law Offices
101 Cumberland Avenue
Suite 101
Madison, Tennessee 37115

New Owner - Send Tax Bills:

P.T.L.A. Properties
P.O. Box 184
Madison, Tennessee 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 31st day of December, 1976, Donald Carver, was named Trustee in a Deed of Trust of even date executed by John H. Sweeney, Seretha Sweeney, and Fred S. Beaty, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payemnt of Ten Thousand Nine Hundred and No/100 Dollars ($10,900.00), principal and interest at nine per cent per annum on the unpaid balance, said Deed of Trust being recorded in Book 5106, Page 197, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Janis Jakes, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 5191, Page 683, in the Register's Office for Davidson County, Tennessee; Janis Jakes, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in her 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-one (21) days notice by three (3) successive publication, namely: September 15, September 22, and September 29, 1977, 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 as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, October 6, 1977, at 12:00 noon, at the main door of the Courthouse in Davidson County, Tennessee, she, as 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 P.T.L.A. Properties, P.O. Box 184, Madison, Tennessee, submitted the highest and best bid in the amount of $11,100.00.

NOW THEREFORE, in consideration of the premises, Janis Jakes, Substitute Trustee, does hereby sell, transfer and convey to P.T.L.A. Properties, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Crutcher's Subdivision of a part of the Lucy H. Lindsley property in East Nashville, as of record in Book 161, Page 129, Register's Office for said County.

Said Lot No. 25 fronts 67 feet on the easterly side of Pennock Ave., and extends back with the northerly margin of Scott (now Richardson) Avenue and between parallel lines, 158.5 feet to an alley.

Being the same property devised to Mrs. Annie Harvey by will from Bailey G. Hunt, deceased, of record in Will Book 57, Page 76, Probate Court Clerk's Office for said County. The said Annie (Ivy) Harvey having died testate, and by will of record in Will Book 116, Page 518, said Clerk's Office, devises said property to Jack Childress and Dillard Childress.

Being the same property conveyed to John H. Sweeney, Seretha Sweeney, and Fred S. Beaty, of record in Book 5106, Page 195, Register's Office, Davidson County, Tennessee.

Janis Jakes, Substitute Trustee, conveys to P.T.L.A. Properties, all the rights conveyed to her as Substitute Trustee in said Deed of Trust, including such covenants and warranties as she, as such Substitute Trustee, may lawfully make, all her actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in her under said Deed of Trust hereinabove referred to.

WITNESS my hand at Madison, Tennessee, this 6th day of October, 1977.

Janis Jakes
Janis Jakes,
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 Janis Jakes, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the pruposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 6th day of October, 1977.

Notary Public

My Commission Expires:

8-2-81

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $11,100.00.

IDENTIF. REFERENCE
FILED OCT 7 1977 AT 1:36 PM
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
E30118

Affiant

Sworn and subscribed before me on this 6th day of October, 1977.

Notary Public

My Commission Expires:

2-2-81

OCT-7E CONV 11,100.00
OCT-7E S'TAX B* 28.86
OCT-7E PR'FEE B* .50
OCT-7E M'DEED B* 4.00 * 33.36