THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WEEMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Map 80-12
8

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 15th day of July, 19 74, Mose J. Davie was named Trustee in a Deed of Trust of even date executed by Robbie Brooks Swanson, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 5,200.00, principal and interest at one per cent per month on the unpaid balance, said Deed of Trust being recorded in Book 4834, page 656, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, WILKINS, ADAMS & WEEMS, Attorneys, a partnership, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 5224, page 214 in the Register's Office for Davidson County, Tennessee; Wilkins, Adams & Weems, Attorneys, a partnership, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it 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 20 days notice by 3 successive publication, namely: December 1, December 8 and, December 15, 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, December 22, 19 77, at 11:00 a.m., at the south door of the Courthouse in Davidson County, Tennessee, it, 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 Maynard L. Lemmonds, submitted the highest and best bid in the amount of $3,500.00.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams & Weems, Attorneys, a partnership, Substitute Trustee, does hereby sell, transfer and convey to Maynard L. Lemmonds and Robert E. Payne, their heirs and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

BEING Lot No. 253 on the Plan of Section One Bordeaux Gardens Subdivision, of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 253 fronts 53 feet on the easterly side of Crowe Drive and extends back 121.69 feet on the north line and 127.13 feet on the southerly line to a dead line in the rear on which it measures 63.51 feet.

BEING the same property vested in Robbie Brooks Swanson, unmarried, by deed from Robert L. Darden and wife, Linda Darden of record in Book 4832, page 81, as to ½ undivided interest; and as to the remaining ½ undivided interest, in Robert Sanford by deed from Robbie Brooks Swanson of record in Book 4861, page 302, both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a first mortgage Deed of Trust of record in Book 4301, page 464, Register's Office for Davidson County, Tennessee.

Wilkins, Adams & Weems, Attorneys, a partnership, Substitute Trustee, conveys to Maynard L. Lemmonds & Robert E. Payne, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 22nd day of December, 19 77.

WILKINS, ADAMS & WEEMS, Attorneys,
a partnership

Percy Wilkins, Jr.
Substitute Trustee

[redacted] Title Company.

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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 Percy Wilkins, Jr., 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 22nd day of December, 19 77.

Diane Sadler

Notary Public

My Commission Expires: May 3, 1981

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 14,220.33.

Maynard L. Summerville

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 19 77.

Diane Sadler

Notary Public

My Commission Expires: May 3, 1981

TAX BILLS: OWNER
125 Gallatin Rd. N.
Madison, Tn
37115

E 43142

IDENTIF. REFERENCE

DEC 22 2 42 PM '77

FELIX E. DAVIS CLERK AND MASTER
DAVIDSON COUNTY, TENNESSEE

DEC22 CONV 14,220.33
DEC22 S'TAX B* 36.92
DEC22 PR'FEE B* .50
DEC22 W'DEED B* 6.00 * 43.42