E 5 1002

BOOK 5275 PAGE 985

IDENTIF. REFERENCE

APR 20 3 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,147.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 1978.

Notary Public

My commission expires 10-18-81

This Instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

Address new owners as follows:
A. C. Spain and Larry Newell
1501 Creeden Cir
Nashville Tn 37215

Send Tax Bills to:
Same

Map-Parcel Numbers
160 Par. 72 &
6045 6980

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 20th day of April, 1978 by and between CHALRES NELSON, JR., SUBSTITUTE TRUSTEE, FIRST PARTY, and A. C. SPAIN AND LARRY NEWELL, SECOND PARTY,

W I T N E S S E T H:

WHEREAS, by a deed of trust, dated February 13, 1976 of record in Book 4997, page 423, Register's Office for Davidson County, Tennessee, James Harold Shedd and wife, Virginia Faye Shedd conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Forty Two Thousand and no/100 ($42,000.00) Dollars; and

WHEREAS, James Harold Shedd and wife, Virginia Faye Shedd subsequently conveyed said real property to Owen T. Allen, Jr. and wife, Charlotte W. Allen by deed of record in Book 5215, page 826, said Register's Office, and the said indebtedness was assumed by Owen T. Allen, Jr. and wife, Charlotte W. Allen; and

WHEREAS, Attorneys Title Company, Inc., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 5263, page 198, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on March 23, 1978, March 30, 1978 and April 6, 1978 and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, April 20, 1978, at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FORTY FIVE THOUSAND ONE HUNDRED FORTY SEVEN AND NO/100 ($45,147.00) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, their heirs and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Brentwood Gardens, as of record in Book 1130, page 16, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Owen T. Allen, Jr. and wife, Charlotte W. Allen by deed from James Harold Shedd and wife, Virginia Faye Shedd of record in Book 5215, page 826, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named CHARLES NELSON, JR., SUBSTITUTE TRUSTEE,with whom I am personally acquainted and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1978.

Notary Public

My Commission Expires:

10-18-81

APR20'78	CONV	45,147.00			
APR20'78 S'TAX			B*	117.26	
APR20'78 PR'FEE			B*	.50	
APR20'78	W'DEED		B*	6.00	* 123.76