Mail

THIS INSTRUMENT PREPARED BY M. NORRIS JENKINS, ATTORNEY AT LAW
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

105-11
P-259

PROPERTY ADDRESS: 618 Benton Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO: Mr. Larry Neal Farrell
No. 14, Brookside Annex
Nashville, Tennessee 37209

M. NORRIS JENKINS,
Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: Larry Neal Farrell and wife,
Bessie Elizabeth Farrell

WHEREAS, by deed of trust executed May 24, 1977, in Davidson County, Tennessee, and of record in Book 5150, page 788, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Thomas G. Fox to Frank P. Reynolds, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, DeWitt W. Stickle, Jr. and wife, Mary E. Stickle are the holders 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 Thomas G. Fox, his 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, DeWitt W. Stickle, Jr. and wife, Mary E. Stickle did appoint M. Norris Jenkins, Attorney, as Substitute Trustee by instrument of record in Book 5291, page 298, 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,

JUL-7[illegible] CONV 11,709.22
JUL-7[illegible] S'TAX B* 30.42
JUL-7[illegible] PR'FEE B* .50
JUL-7[illegible] W'DEED B* 8.00 * 38.92

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 in Nashville, Tennessee, on Thursday, July 6, 1978, at 12:00 noon, to the highest and best bidder for cash free from all of the rights of the said Thomas G. Fox, his heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and Larry Neal Farrell and wife, Bessie Elizabeth Farrell were the highest and best bidders, said bid being in the amount of $11,709.22.

NOW, THEREFORE, I, M. NORRIS JENKINS, 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 Larry Neal Farrell and wife, Bessie Elizabeth Farrell, to have and to hold to themselves, their successors and assigns, forever and free from the rights of the said Thomas G. Fox, subject to a deed of trust of record in Book 5075, page 797, to Mattie J. Denton, land in Davidson County, Tennessee, more particularly described as follows:

> BEING Lot No. 22 and the east one-half of Lot No. 21 on the Map of Vine Hill, as of record in Book 161, page 12, Register's Office for Davidson County, Tennessee.
>
> SAID lot and part of said lot adjoin and front together 75 feet on the northerly side of Benton Avenue and run back between parallel lines 170 feet to an alley.
>
> BEING the same property conveyed to Thomas G. Fox by deed from DeWitt W. Stickle, Jr. and wife, Mary E. Stickle, of record in Book 5150, page 786, Register's Office for Davidson County, Tennessee.

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, M. NORRIS JENKINS, Substitute Trustee, have executed this deed of conveyance this 6th day of July, 1978, by subscribing hereto my official signature at Nashville, Tennessee.

M. NORRIS JENKINS

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, M. NORRIS JENKINS, Substitute Trustee, the within named bargainer 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 6th day of July, 1978.

Carol Twidwell
Notary Public

My commission expires:

8-1-81

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 $11,709.22, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Affiant

Sworn to and subscribed before me this 6TH day of July, 1978.

Carol Twidwell
Notary Public

My commission expires:

6-1-81

CAROL TWIDWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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