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par 241
Re

BOOK 5319 PAGE 696

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

PROPERTY ADDRESS: 923 Silverdene Place
Nashville, Tennessee

SEND TAX BILLS TO: Maggie M. Sanders

William W. Robbins,
Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: MAGGIE M. SANDERS

WHEREAS, by deed of trust executed July 24, 1972, in Davidson County, Tennessee, and of record in Book 4623, page 230, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Matthew W. Brown and wife, Luvaine Brown, to Owen Sanders, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, Maggie M. Sanders is 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 Matthew W. Brown and wife, Luvaine Brown, 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, Maggie M. Sanders did appoint William W. Robbins as Substitute Trustee by instrument of record in Book 5297, page 817, 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 said property would be sold at the South door of the Davidson County Courthouse at Nashville, Tennessee, on Friday, July 21, 1978, at 12:00 noon, to the highest and best bidder for cash free from all of the rights of the said Matthew W. Brown, and wife, Luvaine Brown, 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 Maggie M. Sanders was the highest and best bidder, said bid being in the amount of $5,151.19.

NOW, THEREFORE, I, WILLIAM W. ROBBINS, 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 Maggie M. Sanders, to have and to hold to her and her successors and assigns forever and free from the rights of the said Matthew W. Brown and wife, Luvaine Brown, land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 28 on the Plan of D. D. Phillips Silverdene Park Subdivision, as of record in Book 421, page 31, Register's Office for said County.
>
> Said Lot No. 28 fronts 143 feet and 6 inches on the northerly side of Georgia Street and runs back on the east line 150 feet and on the west line with the east margin of McFerrin Avenue 178 feet and 6 inches to an alley and shows 49 feet on said alley.
>
> Included in the above description, but excluded therefrom, is that part of said property conveyed to the Nashville Housing Authority by deed from Alfred G. Rutherford, Clerk of record in Book 4031, Page 391, Register's Office for said County.
>
> Being part of the property conveyed to Matthew W. Brown and wife, Minnie J. Brown by deed from Virginia Alberta Settle, of record in Book 3768, page 165, Register's Office for said County.
>
> Minnie J. Brown having since died.

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 WILLIAM W. ROBBINS, Substitute Trustee, have executed this deed of conveyance this 21 day of July, 1978, by subscribing hereto my official signature at Nashville, Tennessee.

E80400

IDENTIF. REFERENCE
AUG 2 1 43 PM 78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM W. ROBBINS

William W. Robbins
Substitute Trustee

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, William W. Robbins, 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 21st day of July, 1978.

William L. Griggs
Notary Public

My Commission Expires:

*5,151.19

AUG-2 CONV
AUG-2 STAX
AUG-2 APPR FEE
AUG-2 RECD

B* 13.52
B* .50
B* 6.00 * 20.02

My Commission Expires NOV. 21, 1979

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 $5,151.19, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

W W Robbins
Affiant

Sworn to and subscribed before me this 2nd day of Aug., 1978.

~~My commission expires:~~

E Barnes Dep. Reg.
~~Notary Public~~