88A26510

Prepared by:
John R. Parker
Attorney at Law
Suite 105, Stahlman Bldg.
Nashville, Tenn. 37201

Send tax bills to:
H. C. Duke
7435 Lakeview Drive
Nashville, Tennessee 37209

Substitute Trustee's Deed

Whereas, Jamie H. Wheeler by an Installment Deed dated May 10, 1977, of record in Book 5147, page 385, Register's Office for Davidson County, Tennessee, conveyed to H. E. Collins, Trustee, certain land which is hereinbelow described for the purpose of securing the payment of the indebtedness described therein; and

Whereas, the holder of said indebtedness appointed John R. Parker, Substitute Trustee by instrument of record in Book 5344, page 160, Register's Office for Davidson County, Tennessee; and

Whereas, the indebtedness secured by said Installment Deed was not paid according to the terms and conditions of said note and Installment Deed; and pursuant to the authority given by the said Installment Deed, H. C. Duke and wife Ora Elizabeth Duke, the owner and holder of the indebtedness secured by said note and Installment Deed, declared the entire unpaid indebtedness secured by said Installment Deed to be due and payable; and the said John R. Parker, Substitute Trustee, thereupon advertised said property for sale in accordance with the provisions of said Installment Deed in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, naming, Wednesday, November 15, 1978, a 12:00 Noon at the South Door of the Davidson County Court House, Nashville, Tennessee, as the time and place of sale; and

Whereas, the said John R. Parker, Substitute Trustee, appeared at the time and place stated in said advertisement and offered said real estate for sale to the highest and best bidder for cash, all in accordance with the terms of said Installment Deed, subject to all unpaid taxes and any liens or encumbrances which take priority as a matter of law, and at which time H. C. Duke and wife Ora Elizabeth Duke, appeared and bid the sum of $18,000.00 for the real estate described in said Installment Deed, which was the highest and best bid made and which was accepted by the Substitute Trustee.

NOW, THEREFORE, in consideration of the premises and of the sum of $18,000.0 which has been credited on the indebtednesses owed by Jamie H. Wheeler and to the costs of foreclosure, I, John R. Parker, Substitute Trustee, have bargained and sold and do hereby transfer and convey unto H. C. Duke and wife, Ora Elizabeth Duke its successors and assigns, a certain parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Being the southerly 50 feet of the easterly half of Lot No. 54 on the Map of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County.
>
> Said part of Lot No. 54 fronts 50 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Avenue, 200 feet, more or less, to the center of an alley.
>
> Being the same property conveyed to Jamie H. Wheeler by deed from H. C. Duke and wife, Ora Elizabeth Duke of record in Book 5147, page 385, Register's Office Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of writing, typing or printing in this
Document unsatisfactory when received.

To have and to hold the said tract of land with the appurtenances, estate title and interest thereto belonging to H. C. Duke and wife, Ora Elizabeth Duke, its successors and assigns forever.

And I, John R. Parker, Substitute Trustee do hereby warrant the title to the said premises as Substitute Trustee but no further or otherwise.

In Witness Whereof I have hereunto set my hand as Substitute Trustee on this 17th day of November, 1978.

John R. Parker, Substitute Trustee

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, John R. Parker, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, on this 17th day of November, 1978.

Notary Public

My Commission Expires: March 21, 1979

State of Tennessee
County of Davidson

The actual value or consideration, whichever is greater is $18,000.00.

John R. Parker

Sworn to and Subscribed before me
this 17th day of November, 1978.

Notary Public

My Commission Expires: March 21, 1979

F 00907

IDENTIF. REFERENCE

NOV 20 9 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV20 78	CONV	18,000.00			
NOV20 78 S'TAX			B*	46.80	
NOV20 78 PR'FEE			B*	.50	
NOV20 78	W'DEED		B*	4.00	* 51.30