This instrument prepared by:
Joe N. Hopper, Attorney
P. O. Box 84
Brentwood, Tennessee 37027

Mail to →

FHA # 483-056344-203

BOOK 5456 PAGE 296

SUBSTITUTE TRUSTEE'S DEED

Map - 104 - 5 Par. 335

THIS INSTRUMENT made and entered into on this the 26th day of June, 1979, by and between Joe N. Hopper, Substitute Trustee, and Thomas Andrew Smith and Richard McCallister Smith, as tenants in common, their successors and assigns.

WITNESSETH:

WHEREAS, on the 7th day of September, 1976, Jerry Long and wife, Phyllis Long, executed to Milton W. Smith, Jr., Trustee for Diversified Mortgage Company, a deed of trust on real estate hereinafter described and registered in Book 5067, page 334, Register's Office of Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers, and provisions therein contained, said deed of trust being to secure a certain indebtedness; and

WHEREAS, said deed of trust held by Diversified Mortgage Company, of record in Book 5067, page 334, Register's Office of Davidson County, Tennessee, was assigned to Tharpe & Brooks, Incorporated, of record in Book 5093, page 697, Register's Office of Davidson County, Tennessee; and

WHEREAS, Joe N. Hopper was duly appointed Substitute Trustee, with all the powers granted to the Trustee in the original deed of trust, said appointment being of record in Book 5428, page 547, Register's Office of Davidson County, Tennessee; and

WHEREAS, default having been made in the payment of said indebtedness, Tharpe & Brooks, Incorporated, the owner and holder of the note, having demanded the foreclosure of said deed of trust for the purpose of paying said note, interest, and costs therein provided, Joe N. Hopper, Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised said real estate as required by the terms of said deed of trust, in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest, and costs pursuant to said advertisement, on June 14, 1979, at 12:00 o'clock noon at the front door of the Courthouse in Nashville, Davidson County, Tennessee, the said Joe N. Hopper, Substitute Trustee, offered for sale at public outcry to the highest and best

NAME AND ADDRESS OF NEW OWNER:
Thomas Andrew Smith & Richard McCallister Smith
5949 Sedberry Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Same

bidder, the real estate hereinafter described, for cash in bar of the equities of redemption, dower, and homestead, as provided in said deed of trust, when Thomas Andrew Smith and Richard McCallister Smith, as tenants in common, being the highest and best bidder, became the purchaser at the price of Thirty-Six Thousand ($36,000.00) Dollars, and, said sum of said bid having been paid, the receipt of which is hereby acknowledged;

NOW, THEREFORE, for and in consideration of the premises, Joe N. Hopper, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto Thomas Andrew Smith and Richard McCallister Smith, as tenants in common, their successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 293, in the Richland Realty Company Subdivision, Division "B" a plan of which is of record in Book 332, page 174, in the Office of the Register of Davidson County, Tennessee.
>
> Said Lot No. 293 fronts 50 feet on the west side of Greenway Avenue, and runs back westwardly between parallel lines, 200 feet more or less, to an alley.
>
> Being the same property conveyed to Diversified Mortgage Company by deed of trust from Jerry Long and wife, Phyllis Long, of record in Book 5067, page 334, and further being the same property conveyed by Diversified Mortgage Company to Tharpe & Brooks, Incorporated, by Assignment of Deed of Trust of record in Book 5093, page 697, and further being the same property conveyed by Jerry Long and wife, Phyllis Long, to Diversified Land Development, a Tennessee Corporation, by warranty deed in which the mortgage held by Tharpe & Brooks, Incorporated, was assumed, as of record in Book 5144, page 339, and further being the property conveyed to Joe N. Hopper, Substitute Trustee, by Appointment of Substitute Trustee of record in Book 5428, page 547, all of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto Thomas Andrew Smith and Richard McCallister Smith, as tenants in common, their successors and assigns forever, Joe N. Hopper covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free, and unencumbered as of its date; that he will forever warrant the same against the lawful claims of any and all persons holding by, through, or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, and tax liens.

F. 368897

IDENTIF. REFERENCE

JUN 27 9 09 AM '79

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Joe N. Hopper, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Olivia L. Davidson, a Notary Public in and for said county and state, the within named Joe N. Hopper, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, on this 26th day of June, 1979,

Olivia L Davidson
Notary Public

Commission expires: 3-21-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $36,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 1979.

Notary Public

My Commission Expires: July 12, 1982

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5456 PAGE 299

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36000.00- CO	
			93.60 CO TX	
			.50 PRFES	
			6.00 WDEED	
			CHECK 100.10-	
			2393A06/27/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 368897

IDENTIF. REFERENCE

JUN 27 9 09 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 693239