File

TURNER, Joseph C. et ux MMC #009309-1
FHA-#483-061872-20

PREPARED BY: Wilkins, Adams & Spicer, Attorneys
515 Two Mile Parkway, Suite 115
Goodlettsville, Tennessee 37072

New Owner - Send tax Bills:
Mercantile Mtg. Company
P.O. Box 14569
St. Louis, MO. 63178

M.P.
82-3-523
F.B.
20W-28585

BOOK 5471 PAGE 985

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 3rd day of July, 1978, James R. Bellar was named Trustee in a Deed of Trust of even date executed by Joseph C. & Brenda B. Turner., conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $15,900.00, principal and interest at 9.5 per cent per annum on the unpaid balance, said Deed of Trust being recorded in Book 5307, page 896, in the Register's Office for Davidson County, Tennessee and

WHEREAS, WILKINS, ADAMS & SPICER, ATTORNEYS, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 5446, page 136 in the Register's Office for Davidson County, Tennessee; Wilkins, Adams and Spicer, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one days notice by three successive publications, namely: June 29, July 6, and July 13, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, July 20, 1979, at 11:00, at the south door of the Courthouse in Davidson County, Tennessee, it, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein-above mentioned equities, as provided in said Deed of Trust, at which time MERCANTILE MORTGAGE CORPORATION, P.O. Box 14569, St. Louis, Missouri 63178, submitted the highest and best bid in the amount of $16,165.70.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to MERCANTILE MORTGAGE CORPORATION, its successors and assigns in fee simple, and in bar of all equitites above mentioned, the following described real property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Sharpe and Crutcher's Addition, of record in Book 57, page 82, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the easterly margin of North 5th Street and extends back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Joseph C. Turner and wife, Brenda B. Turner by deed from Johnny F. Burress and wife, Robbie Mae Garner Burress of record in Book 5307, page 894, Register's Office for Davidson County, Tennessee.

F 4 2 4 5 9

IDENTIF. REFERENCE

JUL 26 3 59 PM '79

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

We, WILKINS, ADAMS & SPICER, ATTY., Substitute Trustee, convey to MERCANTILE MORTGAGE CORP., all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute

Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 25th day of July, 1979.

Patricia S. Spicer
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia S. Spicer, partner of Wilkins, Adams & Spicer the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1979.

Corinne B. Sauett
Notary Public

My Commission Expires: 4-10-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,165.70.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 1979.

Judy Mullen Sparks
Notary Public

My Commission Expires: 8-17-82

RETURN TO: WILKINS, ADAMS & SPICER, ATTORNEYS
Gatewest Office Building, Suite 115
515 Two Mile Parkway
Goodlettsville, Tennessee 37072

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

BOOK 5471 PAGE 987

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
			16165.70- CO 42.12 CO TX .50 PRFEE 6.00 WDEED CHECK 48.62- 9481A07/26/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 42459

IDENTIF. REFERENCE

JUL 26 3 59 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 700129