F 45327

BOOK 5479 PAGE 838

This instrument prepared by:

IDENTIF. REFERENCE

RICHARD MANSON,
2701 Jefferson Street, Suite 203
Nashville, Tennessee 37208

AUG 9 3 45 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAP NO. 92-9

Parcel No. 20
(HW83030)

This is unimproved property at:

520 39th Avenue North
Nashville, Tennessee

SEND TAX BILLS TO:

CITIZENS SAVINGS BANK & TRUST COMPANY
4th and Charlotte Avenue
Nashville, Tennessee 37208

The actual consideration for value whichever is greater for this transfer, is $10,000.00.

Richard A. Lewis
AFFIANT

Subscribed and sworn to before me this 6th day of August, 1979.

Larry Beresford Douglas

MY COMMISSION EXPIRES:

My Commission Expires April 17, 1983

SUCCESSOR TRUSTEE'S DEED

Whereas, John A. Smith and Peggy Ann Sherrill executed a deed of trust on the 26th day of April, 1973 which was recorded in Trust Deed Book 4701, Page 955, Register's Office of Davidson County, Tennessee, conveying to M.G. Ferguson, Trustee the hereinafter described property to secure payment to Citizens Savings Bank & Trust Company, a promissory note fully described in said deed of trust, and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Citizens Savings Bank & Trust Company, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5448, Page 68, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, Richard A. Lewis, as 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 the said real estate as required by the terms of said Deed of Trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale 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, and pursuant to said advertisement, on July 16, 1979, at the front door of the Court House in Davidson County, Tennessee at 12:00 noon, the said Richard A. Lewis, 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 equities of redemption, dower, and homestead, as provided in said deed of trust, when Citizens Savings Bank & Trust Company, being the highest and best bidder, became the purchaser

At the price of $10,000.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, RICHARD A. LEWIS, do hereby sell, transfer and convey as Substitute Trustee, unto the said Citizens Savings Bank & Trust Company, the successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all heriditaments and appurtenances appertaining to-wit:

> Being part of the Subdivision of Lots No. 1 and 9 on the Plan of Clifton, of record in Book 21, Page 35, Register's Office for said County, described as follows:
>
> BEGINNING at a point on the easterly margin of 39th Avenue North 350 feet south of the common corner of Lots No. 9 and 10; thence South 86 degrees 30' East 150 feet to a point; thence southerly parallel with the easterly margin of 39th Avenue North, 50 feet to a point; thence North 86 degrees 30' West 150 feet to the easterly margin of 39th Avenue North; thence with the easterly margin of the same, northerly 2 1/2 degrees West 50 feet to the point of beginning.
>
> Being the same property conveyed to John a Smith and Peggy Ann Sherrell, by deed from Joseph G. Williams and wife, Tabitha C. Williams, in Book 4701, Page 953, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said Citizens Savings Bank & Trust Company, the successors and assigns, forever, Richard A. Lewis, 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 dates; and he will forever warrant the same against the lawful calims of any and all persons holding by, through our 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, and easements and restrictions of record.

IN WITNESS WHEREOF, Richard A. Lewis, Substitute Trustee, has hereunto set his hand on this 6th day of August, 1979.

Richard A. Lewis
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Larry Bernard Douglas a Notary Public in and for said County and State, the within named Richard A. Lewis, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 1979.

My Commission Expires: My Commission Expires April 17, 1983

Larry Bernard Douglas
NOTARY PUBLIC

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

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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

10000.00- CO
26.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 32.50+
2999A08/09/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-45327

IDENTIF. T REFERENCE

AUG 9 3 45 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703544