THIS INSTRUMENT WAS PREPARED BY:
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER:

BK 5514 PG 429

ANDREW W. REGG, JR., et ux
371 Cumberland Hills Drive
Madison, Tennessee 37115

SEND TAX BILLS:

SAME

MAP NO.: 53-8

PARCEL NO.: 126

LW-2870

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $2,551.00

Affiant

Sworn to and subscribed before me this 10th day of October, 1979.

Notary Public

Commission Expires: 12-5-79

F 5 7 7 6 1

IDENTIF. REFERENCE
OCT 15 8 35 AM '79

D E E D

WHEREAS, default having been made in the payment of an indebtedness and obligation secured by a Deed of Trust dated January 19, 1973, of record in Book 4674, page 148, Register's Office for Davidson County, Tennessee, from Royal Oaks Enterprises, Inc., a Tennessee corporation, to Tom G. Coleman, Jr., Trustee, and a Substitute Trustee, James R. McKinney, having been appointed, and;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreement contained in said Deed of Trust, and John F. Sutton and wife, Winifred Scudder Sutton, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, James R. McKinney, having been appointed Substitute Trustee of said Deed of Trust being of record in Book 5484, page 959, in the Register's Office for Davidson County, Tennessee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for four consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 30, September 6, 13, and 20, 1979, respectively;

McKINNEY & EVERETT
Attorneys at Law
1303 Gallatin Road
North
Madison, Tennessee
37115
865-5442

WHEREAS, pursuant to said notice, I, the undersigned James R. McKinney, Substitute Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity and redemption and homestead, on October 4, 1979 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Andrew W. Regg, Jr. was the highest and best bidder, the amount of the bid being in the sum of Two Thousand Five Hundred Fifty-One and No/100 ($2,551.00) Dollars.

NOW, THEREFORE, FOR AND IN THE CONSIDERATION OF TWO THOUSAND FIVE HUNDRED FIFTY-ONE AND NO/100 ($2,551.00) DOLLARS, I, James R. McKinney, Substitute Trustee, having bargained and sold, and by these presents do transfer and convey unto the said Andrew W. Regg, Jr. and wife, Wilma M. Regg, their successors and assigns, the property described in Exhibit A attached hereto;

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Andrew W. Regg, Jr. and wife, Wilma M. Regg, their successors and assigns, forever.

I, James R. McKinney, Substitute Trustee under the said Deed of Trust of record in Book 4674, page 148, Register's Office for said County, do hereby transfer, assign and convey unto the said Andrew W. Regg, Jr. and wife, Wilma M. Regg, their successors and assigns, all of the right, title and interest in said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Substitute Trustee under said Deed of Trust, can or should but no further or otherwise.

IN WITNESS WHEREOF, the said James R. McKinney, Substitute Trustee, has hereunto set his hand this 15th day of October, 1979.

James R. McKinney

JAMES R. McKINNEY
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office in Madison, Tennessee, this 15th day of October, 1979.

Cindy Leo Stover

Notary Public

Commission Expires: 12-5-79

McKINNEY & EVERETT
Attorneys at Law
1303 Gallatin Road
North
Madison, Tennessee
37115
865-5442

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot 9 of Block 20 on the Map of Dabbs and Elliott's Subdivision, at Old Hickory, Tennessee, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Said part of Lot 9 fronts 40 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Royal Oaks Enterprises, Inc., a Tennessee corporation, by deed from John F. Sutton and wife, Winifred Scudder Sutton, of record in Book 4674, Page 146, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5514 PAGE 432

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2501.00- CO	
			6.76 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	16.26-
			8732A10/16/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 7-7.6 1

IDENTIF. REFERENCE

Oct 16 8 36 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 718824