5262

BOOK 5615 PAGE 53

THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY
ATTORNEY AT LAW
907 TWO MILE PARKWAY
GOODLETTSVILLE, TENN. 37072

Map No. 83-9
Field Book No. 23W 7965
Parcel No. 34B

This is improved property at:

1426 Gartland Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:

Samuel T. Isaac & Associates, Inc.
1018 New Circle Road, N. E.
Lexington, Kentucky 40505

The actual consideration or value, whichever is greater for this transfer is $27,182.67

AFFIANT

Subscribed and sworn to before me this 6th day of June, 1980

NOTARY PUBLIC

My Commission Expires: 11/11/83

SUCCESSOR TRUSTEE'S DEED

Whereas, Edward Rogers and wife, Lynn Rogers, executed a deed of trust on the 29th day of December, 1978, which was recorded in Trust Deed Book 5383, page 441, Register's Office for Davidson County, Tennessee, conveying to Donald D. Robinson, Trustee, the hereinafter described property to secure payment to Federated Financial Mortgage Corporation, which Trust Deed was assigned to Samuel T. Isaac & Associates, Inc., by assignment dated July 24, 1979, 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 Samuel T. Isaac & Associates, Inc, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5599, page 278, 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, Douglas R. Berry, 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 June 12, 1980, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, the said Douglas R. Berry, 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 Samuel T. Isaac & Associates, Inc., being the highest and best bidder, became the purchaser at the price of $27,182.67, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I Douglas R. Berry, do hereby sell, transfer and convey as Substitute Trustee, unto the said Samuel T. Isaac & Associates, Inc., its 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 hereditaments and appurtenances appertaining to-wit:

> Land in Davidson County, Tennessee, being Lot No. 75, on the Subdivision of the Lindsley 29 acre tract, a plan of which is of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Edward Rogers and wife, Lynn Rogers, by deed from Joe C. Harris and wife, Carol Harris of record in Book 5383, page 439, Register's Office for Davidson County.

To have and to hold the same unto the said Samuel T. Isaac & Associates, Inc., its successors and assigns, forever, Douglas R. Berry, 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; and he will forever warrant the same agains the lawful claims of any and all persons holding by, through or under him,

but these covenants and warranties are by him as Substutute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, and tax liens.

IN WITNESS WHEREOF, Douglas R. Berry, Substitute Trustee, has hereunto set his hand on this 13th day of June, 1980.

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of June, 1980, before me personally appeared, Douglas R. Berry, Substitute, Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

In witness whereof, I have hereunder set my hand and seal at Goodlettsville, Tennessee.

NOTARY PUBLIC

My Commiession Expires: October 17, 1983.

F 94254

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IDENTIF. REFERENCE

Jun 20 8 04 AM '80

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

RUSH

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

RECEIVED OF _____

FOR _____

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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
			27182.67- CO	
			70.72 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	80.22-
5262A06/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 2 5 4

IDENTIF. REFERENCE

JUN 20 8 04 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 763707