Map 83-13
Parcel 2 &8 [illegible]
Book 5640 page 521

PREPARED BY: WILLIAM G. TRABER, ATTORNEY
107 DONELSON PIKE
NASHVILLE, TENNESSEE 37214

SEND TAX BILLS TO: Buyer
517 Rosebank Cove
Mad. Tenn

TRUSTEE'S DEED

WHEREAS, BY A DEED OF TRUST DATED MAY 26, 1970, OF RECORD IN BOOK 4420, PAGE 198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, JOSEPH H. RUTHERFORD AND WIFE, MARY CALL RUTHERFORD CONVEYED THE PROPERTY HEREINAFTER DESCRIBED TO VADEN LACKEY, JR., ATTORNEY, AS TRUSTEE, TO SECURE THE PAYMENT OF THE INDEBTEDNESS THEREIN MENTIONED AND DESCRIBED; AND

WHEREAS, WILLIAM G. TRABER WAS APPOINTED SUBSTITUTE TRUSTEE IN BOOK 5824, PAGE 911, SAID REGISTERS OFFICE.

WHEREAS, DEFAULT WAS MADE IN THE PAYMENT OF THE SAME INDEBTEDNESS, AND IN THE PERFORMANCE OF THE OTHER COVENANTS AND AGREEMENTS CONTAINED IN SAID DEED OF TRUST AND JAMES E. CAMPBELL, 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; AND

WHEREAS, THE SAID WILLIAM G. TRABER, ATTORNEY, SUBSTITUTE TRUSTEE, DID GIVE NOTICE OF THE TIME AND PLACE OF SALE BY PUBLICATION IN THE NASHVILLE RECORD NEWSPAPER PUBLISHED IN NASHVILLE DAVIDSON COUNTY, TENNESSEE, FOR OVER 21 DAYS, ONE INSERTION OF SAID ADVERTISEMENT APPEARING IN EACH OF THREE ISSUES OF THE NASHVILLE RECORD NEWSPAPER THE FIRST OF WHICH APPEARED ON JULY 24, 1980.

WHEREAS, PURSUANT TO SAID NOTICE, I THE UNDERSIGNED, WILLIAM G. TRABER, ATTORNEY, SUBSTITUTE TRUSTEE, DID OFFER SAID PROPERTY FOR SALE AT PUBLIC OUTCRY TO THE HIGHEST BIDDER FOR CASH IN HAND, AND IN BAR OF THE RIGHT OF EQUITY OF REDEMPTION AND HOMESTEAD ON THURSDAY AUGUST 21, 1980, AT 12:00 NOON AT THE FRONT DOOR OF THE COURT HOUSE IN DAVIDSON COUNTY, TENNESSEE; AND

WHEREAS, AT SAID SALE James E Campbell & Bari Campbell WERE THE HIGHEST BIDDER. THE AMOUNT OF SAID BID BEING THE SUM OF Five Thousand and NO/100 AND THE SAID James E. Campbell & W/F, Bari Campbell BEING THE HOLDER OF THE INDEBTEDNESS SECURED BY A DEED OF TRUST TOGETHER WITH THE EXPENSES OF SAID SALE, AMOUNTING TO MORE THAN SAID BID, ACCORDINGLY HE WAS NOT REQUIRED TO PAY ANY CASH TO THE TRUSTEE FOR THE BENEFIT OF THE GRANTORS.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, WILLIAM G. TRABER, SUBSTITUTE TRUSTEE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID James E. Campbell and wife, Bari THEIR HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DAVIDSON COUNTY TENNESSEE TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 OF BLOCK H, ON THE MAP OF THE SUBDIVISION OF THE LINDSLEY HOME PLACE, OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE, TENNESSEE.

SAID LOT NO. 63 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF RUSSELL STREET, AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE EASTERLY MARGIN OF 14TH STREET, 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH H. RUTHERFORD BY DEED FROM MARTHA S. PIPKIN, ET AL, OF RECORD IN BOOK 4401, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, AND TO A.B. IVEY ET UX, OF RECORD IN BK. 5273, PAGE 773, R.O.D.C.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL UNPAID TAXES WHICH ARE A LIEN AGAINST SAID PROPERTY AT THE TIME OF SALE.

TO HAVE AND TO HOLD SAID TRACT OF LAND, TOGETHER WITH ALL APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID James E. Campbell and wife, Bari THEIR HEIRS AND ASSIGNS.

I, WILLIAM G. TRABER, SUBSTITUTE TRUSTEE, UNDER SAID DEED OF TRUST DO HEREBY TRANSFER, ASSIGN, ALL OF THE RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY VESTED IN ME, AND WHICH I AS SUBSTITUTE TRUSTEE, UNDER SAID DEED OF TRUST, CAN OR SHOULD DO, BUT NO FURTHER OR OTHERWISE.

IN TESTIMONY WHEREOF THE UDNERSIGNED, WILLIAM G. TRABER, SUBSTITUTE TRUSTEE, HAS HEREUNTO SET HIS HAND ON THIS THE 21st DAY OF AUGUST, 1980.

William G. Traber
WILLIAM G. TRABER, 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 NAMES WILLIAM G. TRABER, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE, AS SUBSTITUTE TRUSTEE, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Nashville, TENNESSEE, ON THIS THE 21st DAY OF AUGUST, 1980.

Tracey Trumpington
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 17, 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER OF $ 5000 —.

James E Campbell
AFFIANT

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 1980.

Leo McCann
NOTARY PUBLIC

MY COMMISSION EXPIRES:

G03681

IDENTIFICATION REFERENCE

Aug 21 12 10 PM '80

FELIX Z. ELLISON, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5640 PAGE 523

RECEIVED OF _____

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

5000.00- CO
13.00 CO TX
.50 PRFE
6.00 WDELD
CHECK 19.50-
7236A08/21/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 3.6'8 I.

IDENTIF. REFERENCE

AUG 21 12 10 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 775261