141-15B-28

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BOOK 5648 PAGE 795

IDENTIF. REFERENCE

SEP 9 3 13 PM '80

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,473.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 1980.

Notary Public

My commission expires 1-15-83

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:
Home Federal Savings & Loan
230 Fourth Avenue North
Nashville, TN 37219

Send Tax Bills to:
Home Federal Savings & Loan
230 Fourth Avenue North
Nashville, TN 37219

Map-Parcel Numbers

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 29th day of August, 1980 by and between CHARLES NELSON, JR., SUBSTITUTE TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust, dated September 18, 1978 of record in Book 5340, page 443, Register's Office for Davidson County, Tennessee, Billy M. Brown and wife, Hazel L. Brown conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Fifty Two Thousand Four Hundred and no/100 ($52,400.00) Dollars and,

WHEREAS, Attorneys Title Company, Inc., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 5627, page 566, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness,

and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on July 31, 1980, August 7, 1980 and August 14, 1980 and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Friday, August 29, 1980 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of SIXTY THREE THOUSAND FOUR HUNDRED SEVENTY THREE AND NO/100 ($63,473.00) DOLLARS and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Rolling River Estates, Phase II, as of record in Book 5200, page 7, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy M. Brown and wife, Hazel L. Brown by deed from Home Federal Savings & Loan Association of Nashville of record in Book 5341, page 441, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title

coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said State and County, the within named Charles Nelson, Jr., Substitute Trustee, 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 3rd day of September, 1980.

Shirley L. Johnson
Notary Public

My Commission Expires:

October 18, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5648 PAGE 798

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
			63473.00- CO	
			165.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	174.60-
1075A09/09/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G06842

IDENTIF. REFERENCE T.

SEP 9 3 13 PM '80

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 778977