SEND TAX BILLS TO: New Owner
Ed Groves Realty Company
5915 Charlotte Avenue
Nashville, Tennessee 37209

THIS INSTRUMENT PREPARED BY:
Rick M. Johnson, Attorney
Suite 200 430 Third Avenue No.
Nashville, Tennessee 37201

92-13-119

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SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 10, 1978, Bruce Stittsworth and wife, Judith Stittsworth, executed a Deed of Trust to A. J. Pace, Trustee, to secure a promissory note in the original amount of $22,500.00, same being payable to Edwin A. Groves, and/or Linda J. Groves, said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 5327, page 739, and;

WHEREAS, on the 7th day of November, 1979, by instrument of record in Book 5339, page 301, Rick M. Johnson was named Substitute Trustee by the authority contained in the Deed of Trust aforesaid; and

WHEREAS, Rick M. Johnson, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in him required by law and by the terms of said Deed of Trust, by giving twenty-one (21) days notice by three (3) successive publications, namely: October 23, October 30, and November 6, 1980, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on November 13, 1980, at 12:00 at the South Door of the Courthouse in Davidson County, Tennessee, he as said 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 hereinabove mentioned equities as provided in said Deed of Trust, at which time Edwin A. Groves and Linda J. Groves submitted the highest and best bid in the amount of $22,000.00 CASH.

NOW, THEREFORE, in consideration of the premises, Rick M. Johnson, Substitute Trustee, does hereby sell, transfer and convey to Edwin A. Groves and Linda J. Groves, their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

Being Lot No. 5 and the east 25 feet on Lot No. 6 on Block 14 on the Map of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the south side of Park Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bruce Stittsworth and wife, Judith Stittsworth, by deed from Edwin A. Groves and wife, Linda Groves, of record in Book 5327, page 737, Register's Office for Davidson County, Tennessee.

Rick M. Johnson, Substitute Trustee, conveys to Edwin A. Groves and Linda J. Groves, all the rights conveyed to him as said Substitute Trustee, in said Deed of Trust, including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all his actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 13th day of November, 1980.

Rick M. Johnson, 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 named Rick M. Johnson, 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 13th day of November, 1980.

Jewel T. Hubbs
Notary Public

My commission expires: 5/13/81

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 22,000.00.

Affiant

Sworn to and subscribed before me this 14th day of November, 1980.

Notary Public

MY COMMISSION EXPIRES: 5/11/81

G17510

IDENTIFICATION REFERENCE

RUSH

Nov 14 1 33 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5678 PAGE 287

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
			2[illegible].00- CO	
			57.20 CO TX	
			.50 PRFEE	
			9.00 RECD	
			CHECK	6[illegible].70-
4574A	11/14/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 5 1 0

IDENTIF. REFERENCE

Nov 14 1 34 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 792026