16M 15895
94-1-222

This instrument prepared by:
Wilkins, Adams, & Spicer, Attorneys
1100 Fidelity Federal Building
401 Union Street
Nashville, Tennessee 37219

New Owner - Send Tax Bills:
Mercantile Mortgage Company
P.O. Box 14569
St. Louis, Mo. 63178

BOOK 5714 PAGE 727

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of August, 1979, James R. Bellar was named Trustee in a Deed of Trust of even date executed by Larry C. Jones, unmarried, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $29,000.00, principal and interest at 10% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5489, page 177, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins, Adams, & Spicer, Attorneys was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 5703, page 213, in the Register's Office for Davidson County, Tennessee; Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as 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: January 29, February 5, and February 12, 1981, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower, and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, February 26, 1981, at 11:00 A.M., at the south door of the Courthouse in Davidson County, Tennessee, Wilkins, Adams, & Spicer, Attorneys, 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 MERCANTILE MORTGAGE COMPANY, P.O. Box 14569, St. Louis, Mo. 63178, submitted the highest and best bid in the amount of $29,500.00.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to MERCANTILE MORTGAGE COMPANY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of Payne Blakemore, and Cummings Addition, as of record in Book 57, page 70, and a part of South 14th Street, as abandoned as shown on said plan, and a part of a reserved parcel as shown on the Shelby Heights, Section 1, Revised in Book 2330, page 171, and described from a survey of Richard B. Omohundro, July 26, 1969, as follows:

BEGINNING at an iron pin in the northerly margin of Lenore Street, 6 feet southwest of a concrete monument in the southerly line of the reserve parcel; thence west leaving said Street, across the reserved parcel and across South 14th Street, as abandoned and continuing along the line between Lots 140 and 141, 210.8 feet to an iron pin in the east margin of a 15 foot alley; thence north along said alley 50 feet to an iron pin at the common corner of Lots 139 and 140; thence east with the line between said lots and across South 14th Street, abandoned and across the reserved parcel 217.3 feet to a point in the westerly margin of existing South 14th Street; thence southerly with said Street, 14.7 feet to a concrete monument; thence around a curve, southwesterly 39.27 feet to a concrete monument in the northerly margin of Lenore Street, continuing with said Street, westerly 6 feet to the point of beginning.

BEING the same property conveyed to Larry C. Jones, by deed from Larry Eugene Hall and wife, Charlotte B. Hall of record in Book 5489, page 174, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, conveys to MERCANTILE MORTGAGE COMPANY, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute

Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 26th day of February, 1981.

WILKINS, ADAMS, & SPICER, Attorneys
Substitute Trustee

BY: _____
I. Dyke Tatum, Partner

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 I. Dyke Tatum, Partner of Wilkins, Adams, & Spicer, Attorneys, 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 26th day of February, 1981.

_____
Notary Public

My Commission Expires: 1-11-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $29,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 26th day of February, 1981.

_____
Notary Public

My Commission Expires: 1-11-82

G30874

IDENTIF. REFERENCE

FEB 26 11 06 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5714 PAGE 729

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
			29500.00- CO	
			76.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	83.20-
1864A02/26/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3087.4

IDENTIF. REFERENCE

FEB 26 11 06 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808684