Prepared by: Saturn & Mazer, Attorneys, 20th Fl.-First American Center, Nashville, TN 37238

Fil

SUBSTITUTE TRUSTEE'S DEED

BOOK 5717 PAGE 953

New Owner:	Send Tax Bills to:	Map-Parcel No.
Kenneth S. Victory, et ux Deborah M & J. B. Victory 1606 Murfreesboro Road Nashville, TN 37217	S A M E	6DA 15934

WHEREAS by Deed of Trust dated November 18, 1977, of record in Book 5224, page 950, Register's Office for Davidson County, Tennessee, M. Glen Owen, conveyed the property hereindescribed to Traber & Robinson, Trustees, to secure the payment of an indebtedness therein mentioned and described; and Saturn & Mazer, Attorneys having been appointed Substitute Trustee for said Deed of Trust by instrument of record in Book 5698, page 398, Register's Office for Davidson County, Tennessee, and having been requested so to do by the owner and holder of the indebtedness.

We, SATURN & MAZER, under and by virtue of the powers vested in us as said Substitute Trustee, for said Deed of Trust, did advertise the said real estate as required by law and by the terms of said Deed of Trust of the time and place of sale by publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 22, January 29, and February 5, 1981, respectively; and,

WHEREAS, pursuant to said notice, We, SATURN & MAZER, Substitute Trustee, did offer said property for sale at public outcry to the highest bidder for cash and in bar of the right of equity of redemption and homestead on February 12, 1981, at 12:00 Noon at the front of the Courthouse in Davidson County, Tennessee, then Kenneth S. Victory and wife, Deborah M. Victory and J. B. Victory, being the highest and best bidder, became the purchaser bidding in part of its own debt, the value of $15,197.10.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, We, SATURN & MAZER, Substitute Trustee do hereby sell, transfer and convey to KENNETH S. VICTORY and wife, DEBORAH M. VICTORY and J. B. VICTORY, their successors and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in Davidson County, Tennessee, to wit:

03/05 46.02- CHECK

LAND in the 6th Civil District of Davidson County, Tennessee, being a part of Lot No. 36 on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for said County, more particularly described as follows:
BEGINNING at a point in the east line of Sadler Avenue, 10.3 feet north of the southwest corner of said Lot 36 and 50 feet from the center line of said railway's line A-1, Radnor yard connecting tract if measured at right angles thereto; thence in a northeasterly direction on a straight line 44.7 feet to a point in the north boundary of said Lot 36 said point being 20.6 feet east of the northwest corner of said Lot 36; thence in an easterly direction along said north boundary of said Lot No. 36, 144.4 feet to the northeast corner thereof, thence southwardly with the east boundary of said Lot 36, 50 feet to

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the southeast corner threrof; thence westwardly with the south boundary of said Lot No. 36, 165 feet to the southwest corner thereof; thence northwardly with the east line of Sadler Avenue, 10.3 feet to the point of beginning.

BEING the same property conveyed to Glen Owen by deed from Kenneth Spicer Victory and wife, Deborah M. Victory, as of record in Book _____, page _____, said Register's Office.

THIS IMPROVED PROPERTY known as 2142 Sadler Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the same unto the said KENNETH S. VICTORY and wife, DEBORAH M. VICTORY and J.B. VICTORY, their successors and assigns, forever, SATURN & MAZER, SUBSTITUTE TRUSTEE, covenants that they have full power and lawful authority to sell and convey the said real estate as herein set out; that the Deed of Trust recited was clear, free and unencumbered as of its date except as stated therein; and they will forever warrant the same against the lawful claims of any and all persons holding by, through or under them, but htese covenants and warranties are by them as Substitute Trustee, and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, restrictions and limitations as may affect the property.

IN WITNESS WHERECF, SATURN & MAZER, SUBSTITUTE TRUSTEES, have hereunto set their hand on this 5th day of March, 1981.

SATURN & MAZER

By _____
Alan D. Mazer
Substitute Trustee

FELIX Z. WILKINSON REGISTER DAVIDSON COUNTY, TENN.
MAR 5 2 36 PM '81
IDENTIF. REFERENCE
G 32005.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of March, 1981, before me personally appeared Alan D. Mazer, Substitute Trustee, to me known and acknowledged the execution of the same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and notarial seal.

_____
Notary Public

My commission expires: 7-17-83

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,197.10.

_____
Affiant

Subscribed and sworn to before me this 5th day of March, 1981.

_____
Notary Public

My Commission Expires: 7-17-83

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

15197.10- CO
39.52 CO TX
.50 PRFEE
6.00 WDEED
CHECK 46.02-
3219A03/05/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G32005

IDENTIFICATION REFERENCE

MAR 5 2 36 PM '81

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

No. 809988