BOOK 5749 PAGE 784

Map 119-13
Par 204 Is

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 7, 1978, of record in Trust Deed Book 5296, page 133, Register's Office for Davidson County, Tennessee, Miles R. Baggett and Bonnie D. Baggett, conveyed the property hereinafter described to Raymond H. Darrow, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, the said Raymond H. Darrow was unable to act as Trustee under said Deed of Trust, and David C. Rutherford was appointed Substitute Trustee by an instrument in writing record in Book 5728, page 436,Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument, and A. D. Hewlett, 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 instrument and to sell the hereinafter described property; and

WHEREAS, the said David C. Rutherford, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on April 9, April 16, and April 23, 1981, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, David C. Rutherford, 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 and subject to any and all unpaid taxes and a first mortgage of record in Book 4473, page 1, Register's Office for Davidson County, Tennessee, on Friday, May 1, 1981, at 12:00 o'clock noon, at the front door of the Court House in Nashville, Davidson County, Tennessee; and

Prepared by:
David C. Rutherford
Attorney at Law
306 Nashville City Bank Bldg.
Nashville, Tennessee 37201

WHEREAS, at said sale William M. Colson was the highest and best bidder, the amount of his bid being in the sum of FIVE THOUSAND, FIVE HUNDRED DOLLARS ($5,500) which was paid to me in cash.

NOW, THEREFORE, in consideration of the premises, I, David C. Rutherford, Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto William M. Colson, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 84 and the westerly 30 feet of Lot No. 85 on the Map of College Heights, as of record in Book 332, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Miles R. Baggett and wife, Bonnie D. Baggett, by deed from Y. Beecher Justice and wife, of record in Book 4472, page 999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale and a first mortgage of record in Book 4473, page 1, Register's Office for Davidson County, Tennesse, and any other prior liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said William M. Colson, his successors and assigns, forever.

I, David C. Rutherford, Substitute Trustee under said Deed of Trust, do hereby transfer, assign, and convey unto the said William M. Colson, his successors and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner as I, as Substitute Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned, David C. Rutherford, Substitute Trustee, has hereunto set his hand this the 19 day of May, 1981.

David C. Rutherford

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 David C. Rutherford, with whom I am personally acquainted, and who acknowledged to me that he, as Substitute Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of May, 1981.

Helen T. Jernigan
Notary Public

My commission expires: 7/21/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 145.00
William M. Colson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 1981.
E Breshears
Deputy Register

IDENTIF. REFERENCE

MAY 27 3 25 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 4 3 4 9 2

Send tax bills to New Owner

Mail William M. Colson
2012 Beech Ave.
Nashville Tennessee 37204

7842 05/27 5000- CHEC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5749 PAGE 787

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

17500.00- CO
45.50 CO TX
.50 PRFEE
5.00 WDEED
CHECK 55.00-
7842A05/27/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 3 4 9 2

IDENTIF. REFERENCE

MAY 27 3 25 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 824055