mail

This instrument was prepared by:
MANSON, JACKSON & ASSOCIATES
2701 Jefferson Street, Suite 203
Nashville, TN 37208
(615) 329-3556

Map No. 59-15

Parcel No. 50
13DA 37150

This in unimproved property at:

621 Malta Drive
Nashville, TN 37207

Send Tax Bills To:

CITIZENS SAVINGS BANK &
TRUST COMPANY
4th & Charlotte Avenue
Nashville, TN 37208

The actual consideration for value whichever is greater for this transfer is $35,000.00

Fred L. Lee
Affiant

Subscribed and sworn to before me this 13th day of July, 1981.

My Commission expires 4/27/83

Larry Berard Douglass
NOTARY PUBLIC

LARRY BERARD DOUGLASS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, NEWTON S. HOLIDAY, JR. and Wife, ERNESTINE P. HOLIDAY executed a Deed of Trust on the 30th day of December, 1976, which was recorded in Trust Deed Book 5102, page 815, Register's Office of Davidson County, Tennessee conveying to M. G. FERGUSON, Trustee, the hereinafter described property to secure payment to Citizens Savings Bank and Trust Company, a promissory note fully described in said Deed of Trust, and

WHEREAS, default has occurred in the payment of said Note, and pursuant to the terms and of said Note and said Deed of Trust, all of said indebtedness has been declared due and collectible and Citizens Savings Bank and Trust Company, holder of said Note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5754, page 603, in the Register's Office of Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said Note, interest and costs as therein provided.

WHEREAS, RICHARD A. LEWIS, A Substitute Trustee, pursuant to the request of the owner of said Note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said Deed of Trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said Note, interest and costs, and pursuant to said advertisement, on July 13, 1981, at the front door of the Courthouse in Davidson County, Tennessee at 12:00 noon, the said RICHARD A. LEWIS, 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 equities of redemption, dower, and homestead, as provided in said Deed of Trust, when Citizens Savings Bank and Trust Company, being the highest and best bidder, became the purchaser at the price of $35,000.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, RICHARD A. LEWIS, do hereby sell, transfer and convey as Substitute Trustee, unto the said Citizens Savings Bank and Trust Company, the successors and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all heriditaments and appurtenances appertaining to-wit:

> Being Lot No. 80 on the Map of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59 Register's Office for said County.
>
> Said Lot No. 80 fronts 150.4 feet on the southerly side of Malta Drive and runs back 275 feet on the easterly line and 216 feet on westerly line to a deed line in the rear, which is a broken line, measuring 233.3 feet thereon.
>
> Being the same property conveyed to Newton S. Holiday, Jr., by deed from Robert Davis, Jr., and Laura H. Davis of record in Book 4792, page 750, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said Citizens Savings Bank and Trust Company, the successors and assigns, forever, RICHARD A. LEWIS, covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out, that the Deed of Trust recited that the title

thereto was clear, free and unencumbered as of its dates; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens and easements and restrictions of record.

IN WITNESS WHEREOF, RICHARD A. LEWIS, Substitute Trustee, has hereunto set his hand on this 13th day of July, 1981.

Richard A. Lewis
RICHARD A. LEWIS
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Larry Bernard Douglas, a Notary Public in and for said County and State, the within named Richard A. Lewis, 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 July, 1981.

Larry Bernard Douglas
Notary Public

My Commission expires:
4/17/83

IDENTIF. REFERENCE

JUL 24 9 12 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 5 2 0 6 9

8439 07/24 100.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5774 PAGE 55

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	100.50-
8439A07/24/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5206 9

IDENTIF. REFERENCE

JUL 24 9 12 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 834279