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MAIL

BOOK 5780 PAGE 36

THIS INSTRUMENT PREPARED BY C. EDWARD COOMER, ATTORNEY AT LAW
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

C. EDWARD COOMER,

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

Send Tax Statement
TO: FLORA MAXWELL
520 Broadmoor Dr
Antioch Tenn 37013

WHEREAS, by installment deed executed June 14, 1972, and of record in Book 4612, page 954 Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed to John R. Sullivan and wife Polly Sue Sullivan subject to an installment deed or vendors lien to secure payment of a Promissory Note of even date there with and fully described in said installment deed; and

WHEREAS, said installment deed provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said John R. Sullivan and wife, Polly Sue Sullivan their heirs, administrators, successors or assigns after advertising the time and place of said sale; and

WHEREAS, said installment deed further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Flora Maxwell did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 5761, page 362, Register's Office for Davidson County, Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default having occurred in the payment of said

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indebtedness and the whole of same having been declared due and payable and notice having been given publication in the Nashville Record, a newspaper of general circulation published in Nashville, Tennessee, that said property would be sold at the main door of the Davidson County Courthouse at Nashville, Tennessee, on Friday, August 7, 1981, at 12 o'clock noon to the highest and best bidder for cash free from all of the rights of the said John R. Sullivan and Polly Sue Sullivan, their heirs, administrators, successors or assigns; and

WHEREAS, said sale having been conducted at the time and place set out in the advertisement and Flora Maxwell having been the highest and best bidder, said bid being in the amount of $7,600.00

NOW, THEREFORE, I, C. EDWARD COOMER, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said installment deed, having this day bargained and sold and do by these presents transfer and convey to Flora Maxwell to have and to hold to and to her heirs and assigns forever, free from the rights of the said John R. Sullivan and wife, Polly Sue Sullivan, land in Davidson County, Tennessee, more particularly described as follows:

> Being the easterly one-half of Lot No. 4 in the Subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows:
>
> BEGINNING on the northerly margin of an 18 foot road at the southeast corner of the property conveyed to Edmond Burnley and wife Lucy Burnley by deed from Chester Maxwell and wife, of record in Book 2024, page 480, Register's Office for said County; thence with Burnley's east line northwardly 115.3 feet thence easterly 50 feet to the corner of Lots Nos. 4 and 5 thence with the line between said Lots southwardly 115.3 feet to the northerly margin of said 18 foot road, thence with said road eastwardly 50 feet to the beginning.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as Substitute Trustee, but

it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 7th day of August, 1981, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, C. EDWARD COOMER, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 7th day of August, 1981.

My Commission Expires:
2-5-85

M. Morris Jenkins
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $7,600.00 which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

C. Edward Coomer
AFFIANT

Sworn to and subscribed before me this 7th day of August, 1981.

My Commission Expires:
2-5-85

M. Morris Jenkins
NOTARY PUBLIC

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
AUG 7 12 09 PM 81

IDENTIF. REFERENCE

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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

7600.00- CO
15.76 CO TX
.50 PRFEE
9.00 WDEED
CHECK 29.26-
1169A08/07/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Aug 7 12 09 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 836916