PREPARED BY: W.G. TRABER, ATTORNEY
107 DONELSON PIKE
NASHVILLE, TN. 37214

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IDENTIF. REFERENCE

AUG 13 12 26 PM '81

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5781 PAGE 322

SEND TAX BILLS TO:
Orville H. Payne et al
4310 Ced Hedgway Blvd
Ced Hedgway. Tenn

83-1-292

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, BY AN INSTALLMENT DEED DATED NOVEMBER 13, 1980, OF RECORD IN BOOK 5681, PAGE 268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, ORVILLE H. PAYNE AND WIFE, ELLA MAE PAYNE CONVEYED THE PROPERTY HEREINAFTER DESCRIBED TO DANNY R. MC FARLAND ET AL AND DANNY R. MC FARLAND CONVEYED THE PROPERTY TO HUNTER SHORT, ATTORNEY AT TRUSTEE, TO SECURE THE PAYMENT OF THE INDEBTEDNESS THEREIN MENTIONED AND DESCRIBED; AND

WHEREAS, W.G. TRABER WAS APPOINTED SUBSTITUTE TRUSTEE IN BOOK 5770, PAGE 818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND

WHEREAS, DEFAULT WAS MADE IN THE PAYMENT OF THE SAME INDEBTEDNESS, AND IN THE PERFORMANCE OF THE OTHER COVENANTS AND AGREEMENTS CONTAINED IN SAID DEED OF TRUST AND ORVILLE H. PAYNE AND WIFE, ELLA MAE PAYNE, 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 INSTALLMENT DEED AND TO SELL THE HEREINAFTER DESCRIBED PROPERTY; AND

WHEREAS, THE SAID W.G. TRABER, ATTORNEY, SUBSTITUTE TRUSTEE, DID GIVE NOTICE OF THE TIME AND PLACE OF SALE BY PUBLICATION IN THE NASHVILLE RECORD NEWSPAPER PUBLISHED IN NASHVILLE DAVIDSON COUNTY, TENNESSEE, FOR THIRTY DAYS; ONE INSERTION OF SAID ADVERTISEMENT APPEARING IN EACH OF THREE ISSUES OF THE NASHVILLE RECORD NEWSPAPER THE FIRST OF WHICH APPEARED ON JULY 23, 1981.

WHEREAS, PURSUANT TO SAID NOTICE, I THE UNDERSIGNED, W.G. TRABER, ATTORNEY, 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 ON THURSDAY AUGUST 13, 1981, AT 12:00 NOON AT THE FRONT DOOR OF THE COURT HOUSE IN DAVIDSON COUNTY, TENNESSEE; AND

WHEREAS, AT SAID SALE Orville H. Payne and wife Ella Mae Payne WERE THE HIGHEST BIDDER. By Sheia Agent Linda Smith THE AMOUNT OF SAID BID BEING THE SUM OF Twenty Thousand Four hundred Fifty one and 47/100 AND THE SAID Orville H. Payne and wife BEING THE HOLDER OF THE INDEBTEDNESS SECURED BY AN INSTALLMENT DEED TOGETHER WITH THE EXPENSES OF SAID SALE, AMOUNTING TO MORE THAN SAID BID, ACCORDINGLY HE WAS NOT REQUIRED TO PAY ANY CASH TO THE TRUSTEE FOR THE BENEFIT OF THE GRANTORS.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, W.G. TRABER, SUBSTITUTE TRUSTEE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID Orville H. Payne and wife THEIR HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK "A" ON THE PLAN OF BLOCKS A,B AND C, YOUNG WILHOITE'S REVISED PLAN

CHECK
59.33-
2105

OF THE DOUGLASS PROPERTY, AS OF RECORD IN BOOK 421, PAGE 20, OF THE REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF GREENWOOD AVENUE AT THE SOUTHEAST CORNER OF A 70 FOOT LOT CONVEYED TO J.C. SATTERFIELD BY DEED OF RECORD IN BOOK 482, PAGE 506, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID 70 FOOT LOT NORTHERLY 174 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY SHOWN ON THE PLAN OF THE EASTLAND BAPTIST CHURCH SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 155, SAID REGISTER'S OFFICE, ALSO SHOWN ON SAID WILHOITE'S PLAN OF RECORD IN BOOK 322, PAGE 108, SAID REGISTER'S OFFICE; THENCE WITH SAID ALLEY EASTERLY 70 FEET TO HAMBLINS 6 FOOT LOT; THENCE WITH SAID HAMBLIN'S WEST LINE, SOUTHERLY 174 FEET TO THE NORTHERLY MARGIN OF SAID AVENUE; THENCE WITH SAID AVENUE WESTERLY 70 FEET TO THE BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL UNPAID TAXES WHICH ARE A LIEN AGAINST SAID PROPERTY AT THE TIME OF SALE.

TO HAVE AND TO HOLD SAID TRACT OF LAND, TOGETHER WITH ALL APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID Orville H. Payne and wife Ella Mae Payne THEIR HEIRS AND ASSIGNS.

I, W.G. TRABER, SUBSTITUTE TRUSTEE, UNDER SAID INSTALLMENT DEED DO HEREBY TRANSFER, ASSIGN, ALL OF THE RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY VESTED IN ME, AND WHICH I AS SUBSTITUTE TRUSTEE, UNDER SAID INSTALLMENT DEED, CAN OR SHOULD DO, BUT NO FURTHER OR OTHERWISE.

IN TESTIMONY WHEREOF THE UNDERSIGNED, W.G. TRABER, TRUSTEE, HAS HEREUNTO SET HIS HAND ON THEIS THE 13 DAY OF AUGUST, 1981.

W.G. TRABER, SUBSTITUTE TRUSTEE

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 W.G. TRABER, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE, AS SUBSTITUTE TRUSTEE, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICAL SEAL AT Nashville TENNESSEE ON THIS THE 13th DAY OF AUGUST, 1981.

MY COMMISSION EXPIRES; 4/21/85 NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER OF $ 20451.45 .

X Linda P. Smith
AFFIANT

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 1981.

~~MY COMMISSION EXPIRES:~~ _____ NOTARY PUBLIC

Dep. Reg

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5781 PAGE 924

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
		20451.45-	CO	
		53.30	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	59.80-
210CA08/13/81		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.5.0 6 4

T
IDENTIF. REFERENCE

AUG 13 12 26 PM '81
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 837801