133-12
216 RT

1517

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

New Owner - Send Tax Bills:
Cyril H. Smith, Jr.
930 Giant Oak Dr.
Nashville, Tn.

BOOK 5827 PAGE 360

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of November, 1977, J. G. Palmer was named Trustee in a Deed of Trust of even date executed by John H. Branham and wife, Barbara S. Branham conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $36,900.00, principal and interest at 8.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5223, page 714, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins, Adams, & Spicer, Attorneys, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 5811, page 918, in the Register's Office for Davidson County, Tennessee; Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: November 5, November 12, and November 19, 1981, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, December 3, 1981, at 11:00 A.M. at the south door of the Courthouse in Davidson County, Tennessee, Wilkins, Adams, & Spicer, Attorneys, as said 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 hereinabove mentioned equities, as provided in said Deed of Trust, at which time CYRIL H. SMITH, Jr., and wife, NICOLETTE P. SMITH, submitted the highest and best bid in the amount of $38,399.26.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to CYRIL H. SMITH, JR., AND WIFE, NICOLETTE P. SMITH, their heirs and assigns in fee simple, and in bar of all equities above mentioned, the following described real property to-wit:

LAND in Davidson County, Tennessee, being Lot No. 118 on the plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for said County.

SAID Lot No. 118 fronts 80.00 feet on the northeasterly margin of Scotwood Drive and extends back 152.0 feet on the northwesterly line and 158.03 feet on the southeasterly line to a dead line in the rear, measuring 47.80 feet thereon.

BEING the same property conveyed to John H. Branham and wife, Barbara S. Branham by deed from Colonial Homes of record in Book 5223, page 712, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, conveys to CYRIL H. SMITH, JR., and wife, NICOLETTE P. SMITH, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 4th day of December, 1981.

WILKINS, ADAMS, & SPICER, Attorneys
Substitute Trustee

BY: _____
I. Dyke Tatum, Partner

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 I. Dyke Tatum, Partner of Wilkins, Adams, & Spicer, Attorneys, 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 the 4th day of December, 1981.

Louise N. Rinkley
Notary Public

My Commission Expires: 1-11-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $38,399.26.

Cyril H Smith
Affiant

Subscribed and sworn to before me, this the 4th day of December, 1981.

Louise N. Rinkley
Notary Public

My Commission Expires: 1-11-82

370920

IDENTIF. REFERENCE

DEC 4 1 27 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5827 PAGE 362

FOR

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
			36395.26- CO	
			99.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	106.34-
1517A12/04/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.70920

IDENTIF. REFERENCE

DEC 4 1 27 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 856503