RED 353

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39,700.00 .

Sam Doan
Affiant

Subscribed and sworn to before me, this 3rd day of December, 1981.

Notary Public

My Commission expires October 24, 1982

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers

Metropolitan Federal Savings and Loan Association
230 Fourth Avenue North
Nashville, TN 37218

Same

44-15-153 ?
as

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 3rd day of December, 1981 by and between THOMAS I. HOLMAN, SUBSTITUTE TRUSTEE, FIRST PARTY, and METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust, dated July 29 1981 of record in Book 5776, page 697, Register's Office for Davidson County, Tennessee, Matthew R. Seckinger, Sr. and wife, Shirley A. Seckinger conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Thirty Seven Thousand and no/100 ($37,000.00) Dollars and,

WHEREAS, Metropolitan Federal Savings and Loan Association is the successor by merger to Home Federal Savings & Loan Association of Nashville, Davidson County, Tennessee; and

WHEREAS, Attorneys Title Company, Inc., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 5816, page 511, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on November 13, 1981; November 19, 1981 and November 27, 1981; and,

WHEREAS, First Party did cause said property to be offered for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, December 3, 1981 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY NINE THOUSAND SEVEN HUNDRED FORTY NINE AND NO/100 ($39,749.00) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 264 on Section "A" on the Plan of E. I. Dupont De Nemours and Company's Subdivision, as of record in Boook 1424, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew R. Seckinger, Sr. and wife, Shirley A. Seckinger by deed from Eugenia Nichols and husband Mark A. Nichols and Lucille W. Davis and husband Eugene E. Davis of record in Book 5776, page 694, Register's Office for said County.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Thomas I. Holman, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Thomas I. Holman, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Samuel E. Doan, a Notary Public in and for said State and County, the within named Thomas I. Holman, Substitute Trustee, 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 9th day of December, 1981.

Samuel E. Doan
Notary Public

My Commission Expires:

October 21, 1984

G 7 1 5 1 8

IDENTIF. REFERENCE

DEC 9 3 48 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

8308 2.72- CHECK

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
			35745.00- CO	
			103.22 CO TX	
			.50 PRFEE	
			9.00 MDELO	
			CHECK 112.72-	
2306A	12/09/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 71518

IDENTIF. REFERENCE

DEC 9 3 48 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 857261