This Instrument Prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Frank F. Ghertner, et ux P. O. Box 24520 Ghertner & Company Nashville, Tennessee 37202	Same	82-7 224

BOOK 5842 PAGE 422

WHEREAS, by installment deed of record in Book 4439, page 958, Register's Office for Davidson County, Tennessee, Robert F. Frazier and wife, Geneva Frazier, did convey in trust to Alven S. Ghertner, Trustee, the hereinafter described real estate to secure the obligation under a certain installment deed note with the power of sale vested in said Trustee in the event of default in the payment of said obligation, and

WHEREAS, said installment deed provided that in the event of default on the payment of said obligations when due the entire debt shall at the option of the holder and owner thereof become due and payable and the holder thereof has declared the entire balance due and payable on the default, and

WHEREAS, by instrument of record in Book 5832, page 36, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said installment deed has appointed John A. Gupton, III, Substitute Trustee in accordance with the provisions contained in installment deed, and

WHEREAS, default has been made in the payment of the indebtedness now due and secured by the installment deed of record in Book 4439, page 958, Register's Office for Davidson County, Tennessee, and the holder of said debt secured by said installment deed has declared the entire balance due and payable and has instructed the Substitute Trustee to foreclose said installment deed in accordance with the provisions thereof and to sell said property as provided in said installment deed, and the said John A. Gupton, III, as Substitute Trustee, did advertise said property for sale at the south door of the

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF Jan 19 82

courthouse in Nashville, Davidson County, Tennessee, on the 14th day of January, 1982 at 12:00 noon by giving twenty (20) days notice by publication of said sale three (3) times in the Nashville Record of Nashville, Tennessee, and pursuant to said notices the said John A. Gupton, III, Substitute Trustee, offered said property for sale at the south door of the courthouse in Nashville, Davidson County, Tennessee on January 14, 1982 at 12:00 noon, and after receiving competitive bids sold said property to Frank F. Ghertner at the price of $7,500.00 being the highest, last and best bid.

THEREFORE, in consideration of the premises and in consideration of the sum of $7,500.00, the receipt of which is hereby acknowledged, the said John A. Gupton, III, Substitute Trustee, pursuant to the powers granted him in said installment deed, has bargained, sold and does hereby sell, transfer and convey unto Frank F. Ghertner, its successors and assigns, free from the equity of redemption of every kind, all of which are expressly waived in said installment deed, the following described property located in Davidson County, Tennessee, to wit:

> Being Lot No. 27 on the Plan of Dr. V. S. Lindsley Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 27 fronts 50 feet on the westerly side of North Second, formerly Harris Street, and runs back between parallel lines 142-1/2 feet to an alley.
>
> Being the same property conveyed to Robert F. Frazier and wife, GEneva Frazier, by installment deed from Frank F. Ghertner and wife, Barbara S. Ghertner, of record in Book 4439, page 958, Register's Office for Davidson County, Tennessee.

To have and to hold said property with the appurtenances, estate, title and interest belonging to the said Frank F. Ghertner, his heirs, successors and assigns, forever.

The said John A. Gupton, III, as Substitute Trustee, does hereby transfer, assign and set over to Frank F. Ghertner, his heirs, successors and assigns, all of the covenants and warranties contained in the aforesaid installment deed, and does hereby warrant the title to said property as fully as he is authorized to do as Substitute Trustee, but no further or otherwise.

This conveyance is made subject to all unpaid taxes, prior encumbrances, subdivision restrictions, building lines, easements and such other matters of record which may be a lien or encumbrance against the property.

Executed at Nashville, Tennessee this 18th day of January, 1982.

John A. Gupton, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Louise V. Clemmons a Notary Public in and for said County and State, John A. Gupton, III, Substitute Trustee, the within named 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 18 day of January, 1982.

Louise V. Clemmons
Notary Public

My Commission Expires: Jan 15-1983

RUSH

IDENTIF REFERENCE
JAN 19 | | 36 AM '82
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

G 7.6 | 4.4.

8225

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5842 PAGE 425

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

7500.00- CO
19.50 CO TX
.50 PRFEE
5.00 MORTG
CHECK 29.00-
8235A01/19/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7-61 4.4

IDENTIFICATION REFERENCE

JAN 19 11 36 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 862941