110.90
REO 362

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 5842 PAGE 576

The actual consideration or value, whichever is greater, for this transfer is $ 39,028.24.

Affiant

Subscribed and sworn to before me, this 15th day of January, 1982.

Notary Public

My Commission expires

This instrument prepared by:
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 37219

Same

119-6
Par 288

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 14th day of January, 1982, 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 August 10, 1978, of record in Book 5324, page 797, Register's Office for Davidson County, Tennessee, Michael E. Booker and wife, Charity C. Scruggs Booker, 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 Six Thousand Nine Hundred Fifty and no/100 ($36,950.00) 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 5828, page 556, 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 December 17, 1982; December 23, 1982 and December 30, 1982 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, January 14, 1982 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 TWENTY EIGHT AND 24/100 ($39,028.24) 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. 46 on the Plan of Rosewood Estates, Section I, as of record in Book 4955, page 29, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Booker and wife, Charity C. Scruggs Booker by deed from Juanita Faircloth, unmarried of record in Book 5324, page 795, 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)

BOOK 5842 PAGE 578

Personally appeared before me, Shirley L Johnson, 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 15th day of January, 1982.

Shirley L Johnson
Notary Public

My Commission Expires:

7-21-85

SHIRLEY L JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G 76200

RECEIVED FOR REFERENCE

JAN 18 3 13 PM '82

FELIX A. WALKER REGISTER
DAVIDSON COUNTY, TENN.

8294 01/19 11:57- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 5842 PAGE 579

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

39026.24- CO
101.40 CO TX
.50 PRFEE
9.00 WDEED
CHECK 110.90-
8294A01/19/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7.6200

IDENTIF. REFERENCE

JAN 19 3 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 862998