BOOK 5844 PAGE 197

Map 92-13
Par 69 Js

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed dated August 27, 1970, of record in Book 4441, page 784, Register's Office for Davidson County, Tennessee, John Lumpkins, Jr., and wife Lizzie M. Finnie Lumpkins conveyed the property hereinafter described to Ward DeWitt, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, the said Ward DeWitt, Jr. was unable to act as Trustee under said Installment Deed, and Walter S. Clark, Jr., was appointed Substitute Trustee by an instrument in writing recorded in Book 5834, page 198, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in performance of the other covenants and agreements contained in said instrument, and S. K. Grayson, 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 instrument and to sell the hereinafter described property; and

WHEREAS, the said Walter S. Clark, Jr., Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on December 31, 1981, January 7 and January 14, 1982, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Walter S. Clark, Jr., 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, and subject to any and all unpaid taxes, on Friday, January 22, 1982,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Jan. 1982.

Deputy Register

at 12:00 o'clock noon at the south door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, L. C. Tanley, Jr., Rick C. Tanley, and Joseph M. Mangum were the highest and best bidders, the amount of the bid being in the sum of Seven Thousand Five Hundred and no/100 ($7,500.00) Dollars.

NOW, THEREFORE, in consideration of the premises, I, Walter S. Clark, Jr., Substitute Trustee, having bargained and sold and by the presents do transfer and convey unto L. C. Tanley, Jr., Rick C. Tanley, and Joseph M. Mangum the following described property situated in Davidson County, Tennessee, to wit:

> Being Lot No. 3 of Block No. 7 in the Charlotte Park Second Addition, as of record in Book 57, page 160 and 161, Register's Office for said County.
>
> Said Lot No. 3 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and extends back between parallel lines 150 feet to a 20-foot alley.
>
> Being the same property conveyed to John Lumpkins, Jr. and wife, Lizzie M. Finnie Lumpkins, by deed from W. L. Bainbridge Company, of record in Book 4441, page 784, Register's Office for Davidson County, Tennessee.

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 L. C. Tanley, Jr., Rick C. Tanley, and Joseph H. Mangum, their heirs and assigns, forever.

I, Walter S. Clark, Jr., Substitute Trustee, under said Installment Deed, do hereby transfer, assign and convey unto the said L. C. Tanley, Jr., Rick C. Tanley, and Joseph H. Mangum, their heirs and assigns, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Substitute Trustee, under said Installment Deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned, Walter S. Clark, Jr., Substitute Trustee, has hereunto set his hand this 25th day of January, 1982.

Walter S. Clark, Jr. Trustee

WALTER S. CLARK, JR.
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dinah L. Clark, a Notary Public in and for said County and State, the within named Walter S. Clark, Jr., 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 official seal at Nashville, Tennessee this 25th day of January, 1982.

Dinah L. Clark
NOTARY PUBLIC

My Commission Expires: October 20, 1985

This instrument prepared by: Walter S. Clark, Jr.
Attorney at Law
518 Stahlman Building
Nashville, Tennessee 37201

Buyer + Seller Price
L.C. Tarkey et al
1431 Tarkey Cove
Nash- Dunn

RUSH

676885

IDENTIF. REFERENCE

JAN 25 10 27 AM '82

KELLY H. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5844 PAGE 200

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	
			9.00 WDEED	
			CHECK	29.00-
9140A01/25/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 76885

IDENTIF. REFERENCE

JAN 25 10 27 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 863811