mail

SUBSTITUTE TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. B. Vester (NAME)	Same (NAME)	82-4
Rt. 3, Eatons Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 386 JS
Nashville, Tennessee 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 5844 PAGE 533

WHEREAS, by Deed of Trust dated April 2, 1981, of record in Trust Deed Book 5729, Page 230, Register's Office for Davidson County, Tennessee, B. B. Vester conveyed the property hereinafter described to Douglas R. Berry, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, the said Douglas R. Berry, being desirous of having a Substitute Trustee appointed to act as Trustee under said Deed of Trust, and L. R. DeMarco was appointed Substitute Trustee by an instrument in writing of record in Book 5832, Page 675, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument, and B. B. Vester, 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 L. R. DeMarco, 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 four consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 24, December 31, 1981, and January 7 and January 14, 1982, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, L. R. DeMarco, Substitute Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, free from equity of redemption, homestead, and dower, and all other exemptions, and subject to any and all unpaid taxes, on Wednesday, January 20, 1982, at 10:00 o'clock, at the south door of the Court House in Nashville, Davidson County, Tennessee; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 22nd day of January, 19 82

L. R. DeMarco
Affiant

My commission expires: 7-21-84
(Affix Seal)

Notary Public

WHEREAS, at said sale B. B. Vester was the highest and best bidder, the amount of his bid being in the sum of TEN THOUSAND DOLLARS ($10,000) which was paid to me in cash.

NOW, THEREFORE, in consideration of the premises, I, L. R. DeMarco, Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto B. B. Vester, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee being the west 17-1/2 feet of Lot No. 3 and the east 32-1/2 feet of Lot No. 4 on the May of James Burns' Subdivision, as of record in Book 421, page 40, Register's Office for said County.
>
> SAID parts of said lots adjoin and front together 50 feet on the northerly side of Petway Avenue and run back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to P.T.P. Investments, Inc. by deed from B. B. Vester of record in Book 5729, page 230, 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 and any other prior liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said B. B. Vester, his successors and assigns, forever.

I, L. R. DeMarco, Substitute Trustee under said Deed of Trust, do hereby transfer, assign, and convey unto the said B. B. Vester, his successors 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 Deed of Trust, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned, L. R. DeMarco, Substitute Trustee, has hereunto set his hand this the 22nd day of January, 1982.

L. R. DeMarco

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. R. DeMarco, with whom I am personally acquainted, and who acknowledged to me that he, as Substitute Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 1982.

Helen T. Garrison
Notary Public

My Commission Expires: 7/21/84

THIS INSTRUMENT PREPARED BY:

L. R. DeMarco
Suite 306
315 Union Street
Nashville, TN. 37201

HELEN T. GARRISON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G 7 1 4 5

IDENTIFICATION REFERENCE

JAN 25 2 01 PM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

9407 01/25 05.03- 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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	35.50-
9407A01/25/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 7 1 4 9

IDENTIF. REFERENCE

JAN 25 2 01 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864077