3450

NEW OWNER:

CITY FINANCE COMPANY OF TENNESSEE, INC.
2948 Nolensville Road
Nashville, Tennessee 37211

MAIL TAX BILLS: same

MAP # 71-11

PARCEL # 88 Is

BOOK 5853 PAGE 682

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 8th day of May, 1981, Donald E. Monday, unmarried, conveyed the property herein described to Bobby D. Ward and/or C. L. Byrge, Trustees, in a Deed of Trust of record in Book 5743, Page 440, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Bobby D. Ward and/or C. L. Byrge, Trustees, were unable to serve, the lawful owner and holder of said note appointed Robert P. Ziegler as Substitute Trustee by written instrument recorded in Book 5834, Page 246, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Bobby D. Ward and/or C. L. Byrge, Trustees, for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Robert P. Ziegler, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Robert P. Ziegler, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell the property at the front door of the Courthouse in Davidson County, Tennessee, on January 28, 1982, at 12:00 Noon; and,

WHEREAS, at the same time and place as named in said advertisement, the said Robert P. Ziegler, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of CITY FINANCE COMPANY OF TENNESSEE, INC. in the amount of Thirteen Thousand Nine Hundred Sixty-Two and 30/100 Dollars ($13,962.30); and,

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Thirteen Thousand Nine Hundred Sixty-Two and 30/100 Dollars ($13,962.30) credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey unto CITY FINANCE COMPANY OF TENNESSEE, INC., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING the easterly 50 feet of Lot No. 69 on the Plan of Trinity Heights Addition, as of record in Book 161, Page 38, Register's Office for said County, described partly according to a survey made by Hal R. Swann, Jr., Surveyor, March 2, 1966, as follows:

SAID Part of Lot No. 69 fronts 50 feet on the Southerly margin of Edith Avenue and runs back 154 feet on the easterly line and 154.5 feet on the westerly line to the northerly margin of an alley measuring 50 feet thereon.

BEING the same property conveyed to Donald E. Monday, unmarried, by deed from D. W. Swindle and wife, Ottie L. Swindle, and D. W. Swindle, as Trustee, of record in Book 4738, Page 898, Register's Office for Davidson County, Tennessee.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said CITY FINANCE COMPANY OF TENNESSEE, INC., its successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said CITY FINANCE COMPANY OF TENNESSEE, INC., its successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 28th day of January, 1982.

ROBERT P. ZIEGLER, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert P. Ziegler, 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 28th day of January, 1982.

NOTARY PUBLIC

PEGGY OVERSTREET NOTARY PUBLIC DAVIDSON CO., TENN.

My Commission Expires:

4/17/83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,962.30.

ROBERT P. ZIEGLER, AFFIANT

Subscribed and sworn to before me this 28th day of January, 1982.

NOTARY PUBLIC

My Commission Expires:

4/17/83

680396

IDENTIF. REFERENCE

FEB 19 1 27 PM '82

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

ROBERT P. ZIEGLER
Attorney at Law
1200 Third National Bank Building
Nashville, Tennessee 37219
Phone: (615) 256-2642

mail

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

RECEIVED OF _____ BOOK 5853 PAGE 685

FOR _____

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
			139cc.30-	CO
			36.40	CO TX
			.50	PRFEE
			9.00	MDEED
				CHECK 45.90-
			3452A02/19/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G80396

IDENTIF. REFERENCE

FEB 19 1 27 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 867950