This instrument prepared by:
HUNTER SHORT, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

B 0-21
(RS

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

| NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| E. A. Sircy, Jr., et ux<br>1510 Gartland Avenue<br>Nashville, TN 37206 | Same | 82-8-302 |

BOOK 5862 PAGE 449

WHEREAS, on the 12th day of January, 1981, Jerry Craighead and wife, Wanda W. Craighead and Danny W. Wright and wife, Marcia M. Wright, conveyed the property herein described to William G. Traughber by a Deed of Trust of record in Book 5700 page 484, Register's Office for Davidson County, Tennessee, to secure a note in the amount of Twenty-Three Thousand Nine Hundred Fifty Dollars ($23,950.00) payable to E. A. Sircy, Jr. and wife, Louise R. Sircy; and

WHEREAS, the holder of the said note appointed Hunter Short Substitute Trustee in place of William G. Traughber, Trustee by instrument of record in Book 5850 page 31, said Register's Office; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust and the lawful owner and holder of said Note having requested Hunter Short, Substitute Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short Substitute Trustee, did advertise, in accordance with the provisions of said Deed of Trust to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on March 11, 1982 at 12:00 noon; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to E. A. Sircy, Jr. and wife, Louise R. Sircy for the sum of Sixteen Thousand and no/100 Dollars ($16,000.00), which amount was the highest, best and last bid received;

NOW, THEREFORE, in consideration of the sum of Sixteen Thousand and no/100 Dollars ($16,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, HUNTER SHORT, Substitute Trustee, do hereby bargain, sell and quit-claim, and by these presents do hereby transfer and convey unto the said E. A. Sircy, Jr. and wife, Louise R. Sircy (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 12, of Block C, on the map of Eastwood Addition, of record in Book 332, page 63, Register's Office for said county.
>
> Said Lot No. 12 fronts fifty feet on the north side of Chickamauga Avenue and runs back between parallel lines 150 feet to an alley.
>
> BEING the same property conveyed to Jerry Craighead and wife, Wanda W. Craighead and Danny H. Wright and wife, Marcia M. Wright, by deed from E. A. Sircy, Jr. and wife, Louise R. Sircy, and recorded simultaneously herewith.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey, assign and transfer as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this 17 day of March, 1982.

HUNTER SHORT, 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, Hunter Short, Substitute Trustee, the bargainor, with

whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of March 1982.

Terry L Campbell
NOTARY PUBLIC at Large

My Commission expires:
4-22-84

STATE OF TENNESSEE)
)§
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Sixteen Thousand Dollars ($16,000.00).

AFFIANT

Subscribed and sworn to before me this 17 day of March, 1982.

Terry L Campbell
NOTARY PUBLIC at Large

My Commission expires: 4-22-84

G8.34800

IDENTIF. REFERENCE

MAR 16 4 03 PM '82

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

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

RECEIVED OF _____

FOR BOOK 5862 PAGE 452

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 16000.00- CO | |
| | | | 41.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 51.10- |
| 7284A | 03/16/82 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8. 3 4 8 0

IDENTIFICATION

MAR 16 4 03 PM '82

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

No. 871627