OFFICIAL RECEIPT

New Owner:
William L Ballard
5500 Southport Ln
Fairfax, Va 22032

Map # 81-11
Parcel # 275 Jd

SUBSTITUTE TRUSTEE'S DEED

BOOK 5880 PG 793

WHEREAS, on the 12th day of September, 1978, William Ballard and Portia McClellan Ballard conveyed the property herein described to J.O. Stewart, M.D., Trustee, in an installment deed of record in Book 5343, pages 19 and 20, Register's Office of Davidson County, Tennessee; and,

WHEREAS, the said J.O. Stewart, M.D., Trustee, was unable to serve, the lawful holders and owners of said note appointed Steven Strain as Substitute Trustee by written instrument recorded in Book 5861, page 735, Register's Office of Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to J.O. Stewart, M.D., Trustee, 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 Steven Strain, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Steven Strain, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on Wednesday, April the 28th, 1982 at 12:00 o'clock, noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Steven Strain, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of John E. Rodgers, Jr., attorney for and acting on behalf of William Ballard and Portia McClellan Ballard, in the amount of Ten Thousand, One Hundred Sixty-Five Dollars Eighty Nine Cents ($10,165.89); and,

NOW, THEREFORE, I, Steven Strain, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Ten Thousand, One Hundred Sixty-Five Dollars Eighty-Nine Cents ($10,165.89) credited and applied as a payment on

CHECK
05/05 35.02-
5204

OFFICIAL RECEIPT

the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey unto William Ballard and Portia McClellan Ballard, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being the southerly half of Lot No. 372 on the Plan of McGavock, Wetmore and others Second Addition to Nashville called the addition to the town of McGavock, of record in Book 21, page 41, Register's Office, Davidson County, Tennessee.
>
> Said part of Lot 372 fronts 50 feet on the easterly side of 17th Avenue, North, formerly James Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to J.O. Stewart, M.D., Trustee, by deed from Portia McClellan Ballard and husband, William Ballard, of record in Book 5343, pages 19 and 20, Register's Office for said County.

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 William Ballard and Portia McClellan Ballard, their successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to the said William Ballard and Portia McClellan Ballard, their 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 the 4th day of May, 1982.

STEVEN STRAIN,
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 Steven Strain, 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 5th day of May, 1982.

Notary Public

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5880 PAGE 795

The actual consideration or value whichever is greater for this transfer is $10,165.89

AFFIANT

Sworn to and subscribed before me this the 5th day of May, 1982.

NOTARY PUBLIC

My Commission Expires: 7-21-84

This instrument prepared by:
John E. Rodgers, Jr, Attorney
216 3rd Avenue North
Nashville, Tennessee 37201

G.8.97 42

IDENTIF. REFERENCE

MAY 5 9 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5880 PAGE 796

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

10165.89- CO
26.52 CO TX
.50 PRFEE
9.00 WDEED
CHECK 36.02-
5204A05/05/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.97.42.

IDENTIF. REFERENCE

MAY 5 9 42 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 879213