THIS INSTRUMENT PREPARED BY: C. EDWARD COOMER, Mail ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

MAP 147-7
PAR 73

SUBSTITUTE TRUSTEE'S DEED

BOOK 6007 PAGE 724

WHEREAS, by installment deed executed January 1, 1971, and of record in Book 4491, page 389, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed by George Buchanan and wife, Laura Buchanan to William O. Lee, Trustee, to secure payment of that certain promissory note of even date as fully described in said installment deed, and

WHEREAS, said installment deed provides that in the event the note was not paid when due, the Trustee or the lawful holder of the note was authorized to declare the whole of said note due and payable and to advertise and sell said real property at auction for cash to the highest bidder free from all rights of the said George Buchanan and wife, Laura Buchanan, their heirs, administrators, successors or assigns; and

WHEREAS, said installment deed further provides that in the event the Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Grover B. Maxwell, owner and holder of the note did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 5990, page 779, Register's Office for Davidson County, Tennessee, thereby vesting in the Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and the required notice was given by regular publication in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, that said property would be sold at the south door of the Davidson County Courthouse in Nashville, Tennessee, on Wednesday, February 16, 1983, at 12:00 Noon to the highest and best bidder for cash free from all of the rights of the said George Buchanan and wife, Laura Buchanan, their heirs, administrators, successors or assigns; and

WHEREAS, the sale was held and conducted at the time and place and in the manner set out in the advertisement; and

WHEREAS, Grover B. Maxwell was the highest and best bidder for cash in the amount of $7,412.00;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the notice of sale and the terms of the said installment deed, have this day bargained and sold

and do by these presents transfer and convey to Grover B. Maxwell, the Grantee, his heirs, successors and assigns forever and free from the rights of the said George Buchanan and wife, Laura Buchanan, land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 12 on the map of T. C. Cook's Re-subdivision as of record in Book 547, page 163, Register's Office for said County,
>
> Said Lot No. 12 fronts 51 feet on the southerly side of an unnamed street and runs back 152 feet on the easterly line and 155 feet on the westerly line to a dead line measuring 51 feet thereon.

It is the intention of the above named Trustee to convey to the Grantee the above described property with all of its appurtenances and improvements and that said conveyance is made subject to all unpaid taxes which are a lien against the property pursuant to the terms of the notice of sale.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 16th day of February, 1983, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 16th day of February, 1983.

My Commission Expires:

10-30-85

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $7,412.00, which amount is equal to or greater than the amount which the property transferred would comand at a fair voluntary sale.

Grover B Maxwell
AFFIANT

Sworn to and subscribed before me this 16th day of February, 1983.

My Commission Expires:
10-30-85

Phyllis Keenon
NOTARY PUBLIC

ADDRESS OF NEW OWNERS: Grover B. Maxwell
511 Bell Road
Nashville, TN 37211

SEND TAX BILLS TO: Same

H 3 1 3 9 8

IDENTIF. REFERENCE

FEB 16 12 18 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6007 PAGE 727

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

7412.00- CO
19.24 CO TX
.50 PRFEE
9.00 WDEED
CHECK 28.74-
7605A02/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 3 9 8

IDENTIF. REFERENCE

FEB 16 12 16 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 929752