THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P.O. Box 2868
Nashville, Tennessee 37219

BOOK 6007 PAGE 855

SUBSTITUTE TRUSTEE'S DEED

| Address of New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| SECURITY SAVINGS & LOAN ASSOCIATION | SAME | 83-3 |
| P.O. Box 1389 | | Parcel 310 |
| Jackson, Mississippi 39205 | | |

**WHEREAS**, by Deed of Trust dated August 13, 1979, which Deed of Trust is of record in Book 5483, page 588, Register's Office for Davidson County, Tennessee, **BEN MURPHY** and wife, **THERESA MURPHY**, and **EVELYN MURPHY**, unmarried, conveyed to **FRANKLIN G. CLARK, TRUSTEE**, the herein described real property to secure the note described in said Deed of Trust; and

**WHEREAS**, by instrument of record in Book 5990, page 433, in the above mentioned Register's Office, **LARRY R. WILLIAMS** was appointed by **SECURITY SAVINGS & LOAN ASSOCIATION**, the latter being the lawful owner and holder of the note secured by the aforesaid Deed of Trust, as **SUBSTITUTE TRUSTEE**, in place and in stead of the aforesaid **FRANKLIN G. CLARK, TRUSTEE**; and

**WHEREAS**, default having been made in the terms and conditions and payments of said note and Deed of Trust and accordingly at the request of the owner and holder of the indebtedness, I, **LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE**, under and by virtue of the powers vested in me as such **SUBSTITUTE TRUSTEE** in said Deed of Trust, did advertise the herein described real property according to the terms of said Deed of Trust giving twenty-one (21) days' notice by three (3) successive publications of Notice of Substitute Trustee's Sale in the Nashville Record giving notice of the time, place and terms of sale and said notices appearing in said paper on January 13, 20 and 27, 1983, said newspaper being published in Davidson County, Tennessee. Said sale was advertised for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

Pursuant to said advertisements, I, **LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE**, did, on **Tuesday, February 8, 1983, at 12 o'clock noon** at the south door of the Davidson County Courthouse in Nashville, Tennessee, offer for sale at public auction to the highest and best bidder for cash the herein described real property and in bar of the herein described equities as provided in said Deed of Trust, and at which time, after soliciting for competitive bids, sold, said property to **SECURITY SAVINGS & LOAN ASSOCIATION** for the sum of **Thirty-Seven Thousand Thirty-Seven Dollars and 94/100 ($37,037.94)** said bid being the only, last and highest bid.

**NOW, THEREFORE**, for and in consideration of the premises, I, **LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE**, do hereby sell, transfer and convey to **SECURITY SAVINGS & LOAN ASSOCIATION**, in fee simple and in bar of all equities above mentioned, the following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 and the southerly 5 feet of Lot 22 on the George W. Stainback's Corrected Plan of the Lucy H. Lindsley tract, as of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 and the southerly part of Lot No. 22 front together 55 feet on the easterly side of Pennock Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Ben Murphy, et al., by deed from Morris Craft and Maxey D. Biener, of record in Book 5483, page 585, Register's Office for Davidson County, Tennessee.

This is improved real property known as **1013 Pennock Avenue, Nashville, Tennessee** 37207.

I, **LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE**, do hereby convey to **SECURITY SAVINGS & LOAN ASSOCIATION**, its successors and assigns, all rights conveyed to me as such **SUBSTITUTE TRUSTEE**, including all covenants and warranties as I, as **SUBSTITUTE TRUSTEE**, may lawfully make, all my actions in the premises are done solely as **SUBSTITUTE TRUSTEE** and not otherwise, and under the powers vested in me under the Deed of Trust herein referred to and not as an individual. This sale is subject to any and all unpaid taxes, restrictive covenants, easements, setback lines, any and all redemption rights, including rights of redemption of any governmental agency, state or federal, and any and all prior liens or encumbrances against said property, if any.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this 16 day of **February, 1983.**

Larry R. Williams, Sub. Trustee
**LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Janie Craig, a Notary Public in and for the county and state, **LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE**, the within named 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 16th day of **February, 1983.**

Janie Craig
**NOTARY PUBLIC**

**My Commission Expires:** 4/18/87

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual value or consideration, whichever is greater, for this transfer is $37,037.94.

Larry R. Williams
**Affiant**

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

Janie Craig
**NOTARY PUBLIC**

**My Commission Expires:** 9/18/87

RUSH

7554 02/16 102.70- CHECK

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 16 2 44 PM '83

IDENTIF. REFERENCE

H 3 1 4 4 5

# OFFICIAL RECEIPT

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

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RECEIVED OF _____

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 |
|---|---|---|---|---|
| | | | | |

37037.94- CO
96.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 102.70-
7654 A02/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 4 4 5

IDENTIF. REFERENCE

FEB 16 2 42 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929801