Send tax bills to:

Thomas H. Smith
3952 Drakes Branch Rd
Nashville, Tennessee 37218

This document prepared by:

Theodore Hudson
Attorney At Law
531 Stahlman Building
Nashville, TN 37201

MAP & PARCEL
81-12-391

SUBSTITUTE TRUSTEE'S DEED

BOOK 6039 PAGE 893

WHEREAS, under an Installment Deed dated March 14, 1975, and recorded in Book 4897, Page 164, Register's Office, Davidson County, Tennessee, the Vendees therein, Thomas H. Smith and wife, Ruby B. Smith, joined in the execution thereof, and conveyed to Theodore Hudson, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having appointed the undersigned as Substitute Trustee, by instrument of record in Book 6023, page 244, said Register's Office, to sell said property pursuant to said Installment Deed; and

WHEREAS, I, the undersigned, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 24, 31, and April 7, 1983, stating that on April 13, 1983 at the South door of the Courthouse in Nashville, Davidson County, Tennessee at 10:30 o'clock A. M., said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Installment Deed, but subject to unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Substitute Trustee, offered said property for sale at public outcry and sold said property to Thomas H. Smith for $4,765.84, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Thomas H. Smith (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being the northerly 42 feet of Lot No. 146 on the plan of McGavock's Addition, as of record in Book 21, page 23, Register's Office for said County, to which plan reference is here made for description,

Said part of said lot fronts 42 feet on the easterly side of 10th Avenue North, formerly Polk Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rosie M. King, by deed from Thomas A. Smith and wife, Ruby B. Smith, as of record in Book 4897, page 164, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 10th. Avenue North, Nashville, Tennessee.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
APR 18 3 01 PM '83
IDENTIF. REFERENCE
H 4 2 4 3 5

The above described property is sold subject to any and all unpaid real estate taxes.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever.

And I do further transfer and assign 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 and assign as Substitute Trustee and not any further or otherwise.

Witness my hand on this the 14th day of April, 1983.

Theodore Hudson
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT L. TAYLOR, a Notary Public in and for said County and State, the within named THEODORE HUDSON, 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 the 14th day of April, 1983.

Robert L. Taylor
Notary Public

My commission expires: 1-18-87.

CHECK

CERTIFICATE OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $4,765.84.

Thomas H. Smith
Affiant

Subscribed and sworn to before me this the 18th day of April, 1983.

W. Williams
~~Notary Public~~

~~My commission~~ expires:

OFFICIAL RECEIPT

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

RECEIVED OF_____

BOOK 6039 PAGE 895

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
			4765.84- CO	
			12.46 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	18.98-
0976A04/18/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 4 3 5.

T
IDENTIF. REFERENCE

APR 18 3 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942684