This instrument was prepared by:
Edward T. Kindall, Attorney
2401-12th Avenue South
Nashville, Tenn. 37204
Ph: (615) 269-6777

NEWOWNER
A.W. DUKE
3715 PRINCETON AVE
NASHVILLE, TN. 37205

TAX BILLS
SAME

BOOK 6056 PAGE 321

Map No. 81-6
Parcel No. 310 pc
Field Book No. 8DA-1160

The actual consideration for value whichever is greater for this transfer is $42,000.

Affiant

Sworn to ans subscribed before me this 10th day of May, 1983.

Notary Public

My commission expires 4-20-86

H.47 7.5 1 1
IDENTIF. REFERENCE
MAY 13 3 06 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SUCCESSOR TRUSTEE'S DEED

Whereas, Dwight Holland, Trustee executed an Installment Deed on the 22nd day of June, 1981, which was recorded in Deed Book 5772 Page 946, Register's Office of Davidson County, Tennessee conveying to John A. Gupton III, Trustee, the hereinafter described property to secure payment to Carrie Amos Harrison and Franceola Clark, a widow, a promissory note fully described in said Installment Deed and

WHEREAS, default has occurred in the payment of said Note, and pursuant to the terms of said Note and said Installment Deed, all of said indebted ess has been declared due and collectible by Carrie Amos Harrison and Franceola Clark, holder of said Note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5930 Page 225 and Book 5930 Page 226 of the Register's Office of Davidson County Tennessee, the foreclosure of said Installment Deed for the purpose of paying said Note, interest and costs as therein provided.

WHEREAS, Edward T. Kindall a Substitute Trustee pursuant to the request of the owner of said Note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said Installment Deed in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of equities of redemption, dower, and homestead, and for the purpose of the payment of said Note, interest and costs, and pursuant to said advertisement, on May 4, 1983, at the front door of the Courthouse in Davidson County, Tennessee at 12:00 noon, the said Edward T. Kindall Substitute Trustee offered for sale at public outcry to the highest and best bidder, the real estate

hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said Installment Deed, A. W. Duke, being the highest and best bidder, became the purchaser at the price of $9,000 and

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I Edward T. Kindall, do hereby sell, transfer and convey as Substitute Trustee, unto the said A. W. Duke his successors and assigns, in bar of the equitites of redemption, dower and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all heriditaments and appurtenances appertaining to-wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of Lots Nos. 1 and 2 on the Plan of A.C. Dudley's Subdivision of the McDaniels Tract, as of record in Book 161, Page 10, Register's Office for said County.

Said part of Lots. Nos. 1 and 2 front 50 feet on the easterly side of 23rd Avenue North, formerly Bosley Street, and runs back between parallel lines, parallel with 50 feet south of the southerly margin of Simpkin Street, 100 feet to the westerly line of Lot No. 3.

Being the same property conveyed to Carrie M. Spidell and mother, Franceola Clark, by deed from Walter Buford Dowlen and wife, of record in Book 2904, Page 454, Register's Office for Davidson County, Tennessee. The said Carrie M. Spidell now being Carrie Amos Harrison.

Also being the same property conveyed to Dwight Holland, Trustee by deed from Carrie Amos Harrison and Franceola Clark, a widow of record in Book 5772 Page 946, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the same unto the said A.W. Duke, his successors and assigns, forever, Edward T. Kindall, covenants as Substitute Trustee that he has full power and authority to sell and convey the said real estate as herein set out, that the Installment Deed recited that the title thereto was clear, free and unencumbered of its dates; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him as to these matters as of the date of the Installment Deed; But these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens and easements and restrictions of record.

IN WITNESS WHEREOF, Edward T. Kindall, Substitute Trustee, has hereunto set his hand this 12th day of May 1983.

Edward T. Kindall
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 Edward T. Kindall, 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 12th day of May, 1983.

Dena L. Batey
Notary Public

My commission expires 4-20-86

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6056 PAGE 324

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

9000.00- CO
23.40 CO TX
.50 PRFEE
9.00 WDEED
CHECK 32.90-
7441405/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 7.5

IDENTIF. REFERENCE

MAY 13 3 06 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948934