MAP 133-12
PAR 306

SEND TAX BILL TO:
Wachovia Mortgage Co.
P.O. Box 3174
Winston-Salem, N.C. 27102

This Instrument Prepared By:
Kathryn A. Hansel, Attorney
146 Third Avenue North
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

BOOK 6057 PAGE 620

THIS INSTRUMENT made and entered into on this the 9th day of May, 1983, by and between Joseph L. Mercer, III, Substitute Trustee, who was appointed by instrument of record in Book 6032, Page 879, Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Wachovia Mortgage Company, PARTY OF THE SECOND PART.

WITNESSETH

WHEREAS, by Deed of Trust, dated August 21, 1979, and of record in Book 5487, Page 92, in the Register's Office of Davidson County, Tennessee, Jerome Lockridge and wife, Debbie Lockridge, conveyed to J.G. Palmer, the hereinafter described real estate to secure to Commerce Union Bank the payment of one note in the original principal amount of $42,900.00, with interest from the date at the rate of ten per centum (10.00%) per annum on the unpaid balance until paid, with reference to the VA Master Deed of Trust of record in Book 4398, Page 7, said Register's Office, which was assigned by the holders thereof to Wachovia Mortgage Company.

WHEREAS, default was made in the payment of said note and the holder thereof, having directed the PARTY OF THE FIRST PART to sell said property, as provided by said Deed of Trust, the PARTY OF THE FIRST PART did, by publication in the Nashville Record, advertise said property to be sold on May 9, 1983, and pursuant to said publication, on this date during legal hours, the PARTY OF THE FIRST PART offered said property for sale at the main door on the south side of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to Wachovia Mortgage Company at the price of Forty Two Thousand Six Hundred and Twenty ($42,620.00) Dollars, this being the highest, last and best bid.

7943

NOW THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of Forty Two Thousand Six Hundred and Twenty ($42,620.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, THE PARTY OF THE FIRST PART has this date bargained and sold and does hereby sell, transfer and convey to the PARTY OF THE SECOND PART, it/their successors/heirs and assigns the following described tract or parcel of land, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 35 on the plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, Page 62, Register's Office for said County.
>
> SAID Lot No. 35, which is a corner lot, fronts 80.0 feet on the northerly margin of Jessie Drive and fronts 90.60 feet on the easterly margin of Brevard Court, said frontage being joined by a curve having a length of 39.81 feet, and extends back 109.40 feet on the northerly line and 125.50 feet on the easterly line to a point of intersection.
>
> BEING the same property conveyed to Jerome Lockridge and wife, Debbie Lockridge, by deed from Theodore H. Pailet, Trustee with full power, of Record in Book 5487, Page 89, Register's Office for Davidson County, Tennessee. Said property being conveyed from Jerome Lockridge by quitclaim deed to Debbie Gordan Lockridge in Book 5850, Page 633, said Register's Office. Debbie Lockridge, Debbie Gordan Lockridge, and Debbie G. Whitaker are one and the same person.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon, to the PARTY OF THE SECOND PART, its/their successors/heirs and assigns, in fee simple forever, and in bar of all right of equity and redemption.

THIS CONVEYANCE is made subject to all matters shown on the plan of record in Book 5200, Page 62, said Register's Office, and any restrictive convenants, easements or setback lines as of record in the Register's Office for Davidson County, Tennessee, which are applicable to this property; subject to any and all unpaid taxes that may be a lien against said property; and subject to any other matters which an accurate survey of the premises might disclose.

AND PARTY OF THE FIRST PART, as SUBSTITUTE TRUSTEE, does hereby transfer, assign and set over unto the PARTY OF THE SECOND PART, all of the convenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as SUBSTITUTE TRUSTEE, but no further or otherwise.

WITNESS my hand this the 9th day of MAY, 1983.

JOSEPH L. MERCER III
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

PERSONALLY appeared before me, the undersigned authority, a Notary Public in the State and County aforesaid, the within named bargainor, Joseph L. Mercer, III, Substitute Trustee, with whom I am personally acquainted who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of MAY, 1983.

NOTARY PUBLIC

My Commission Expires: 10-14-84

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration for this transfer or value for the property transferred, whichever is greater, is the $ 42,620.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,620.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 1983.
Deputy Register

RUSH

H 4 8 1 6 3

IDENTIF. REFERENCE

MAY 17 9 39 AM '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 6057 PAGE 623

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

42600.00- CO
110.76 CO TX
.50 PRFEE
9.00 WDEED
CHECK 120.26-
7949A05/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 1 6 3.

IDENTIF. REFERENCE T

MAY 17 9 39 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949425