MAP 58-15
PAR 193

SUBSTITUTE TRUSTEE'S DEED

BOOK 6077 PAGE 568

WHEREAS, by Installment Deed dated November 28, 1978, and recorded in Book 5370, Page 131, Register's Office for Davidson County, Tennessee, FRANK E. HARDY and GWENDOLYN NEWBORN, in common, conveyed to J. J. FOLEY, JR., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 6043, Page 313, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Installment Deed, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Installment Deed; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Installment Deed by which advertisement the sale was at the main door of the Courthouse, of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to AVERBUCH-MORRIS, A PARTNERSHIP, at and for the sum of FIFTY-SIX HUNDRED FIFTY-NINE and 26/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by AVERBUCH-MORRIS, A PARTNERSHIP, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, PETER WEISS, Substitute Trustee, does hereby grant, bargain, sell and convey to the said AVERBUCH-MORRIS, A PARTNERSHIP, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> BEING Lot No. 5 on the Plan of Royal Hills, Section 1, of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.
>
> BEING the same property conveyed to Frank E. Hardy and Gwendolyn Newborn, tenants in common by deed from Averbuch-Morris, A Partnership, of record in Book 5370, Page 131, Register's Office for Davidson County, Tennessee. The said Frank E. Hardy having conveyed his interest in the subject property to Gwendolyn Newborn by deed of record in Book 5427, Page 798, said Register's Office.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto AVERBUCH-MORRIS, A PARTNERSHIP, its successors and assigns, in fee simple forever, to whom the said PETER WEISS, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said PETER WEISS, Substitute Trustee, has hereunto set his hand and seal this 28th day of May, 1983.

PETER WEISS, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of May, 1983, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Peter Weiss, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires: 4/22/84

Notary Public

PROPERTY ADDRESS:
3789 Lunn Drive
Nashville, Tennessee

MAIL TAX STATEMENT TO:
AVERBUCH-MORRIS
4301 Hillsboro Road
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
Peter Weiss
Attorney at Law
1208 Fidelity Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17 DAY OF JUNE 19 83

B. Edwards
Deputy Register

H54663

IDENTIF. T REFERENCE

JUN 17 9 15 AM '83

FELIX Z. ... REGISTER
DAVIDSON CO. ... TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6077 PAGE 570

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

5669.20- CO
14.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 21.32-
5716A06/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 6 6 3

IDENTIF. REFERENCE

JUN 17 9 15 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 957370