This instrument prepared by: Mail
William P. Dougan, for THOMAS, HALLIBURTON & WEISSMAN
4721 Trousdale Dr., #23, Nashville, TN 37220

BOOK 6095 PAGE 817

Map/Par: 50-13-61

Field Book No. 12 DZ-95549

This is improved property at:

3112 Ewingwood Drive
Nashville, TN 37207

SEND TAX BILLS TO:

Lumbermen's Investment Corporation
5100 Poplar Ave.
Memphis, TN 38137

The actual consideration or value, whichever is greater for this transfer, is $27,483.20.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 15th day of July, 1983.

Sarah Hoffman
Notary Public

My Commission Expires: April 22, 1984

SARAH HOFFMAN NOTARY PUBLIC DAVIDSON CO. TENN.

SUCCESSOR TRUSTEE'S DEED

Whereas, Minnie Phillips executed a deed of trust on the 3rd day of August, 1978, which was recorded in Trust Deed Book 5320, Page 471, Register's Office of Davidson County, Tennessee, conveying to Albert Wm. Johnson, Trustee, the hereinafter described property to secure payment to Dobson and Johnson, Inc., a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Lumbermen's Investment Corporation, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5884, Page 106, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as 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 deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the 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 July 15, 1983, at the front door of the Court House in Davidson County, Tennessee, at ten (10) minutes past 12:00 noon,

07/15 78.00- CHECK

2235

the said William P. Dougan, 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 deed of trust; when Lumbermen's Investment Corporation, being the highest and best bidder, became the purchaser at the price of $27,483.20, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Lumbermen's Investment Corporation, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County, reference to which is here made for a more complete and accurate description of said lot.

BEING the same property conveyed to Minnie Phillips by deed of record in Book 5320, page 469, said Register's Office.

This conveyance is subject to restrictions of record in Book 4447, page 108, as amended in Book 4447, page 594, said register's office. These restrictions contain conditions under which a statutory lien for sewer charges may be impressed upon the property.

FELIX W. WILSON JR. REGISTER DAVIDSON COUNTY, TN
JUL 11 9 54 AM 1983
IDENTIF. REFERENCE
H 6.0 7.1 0.

TO HAVE AND TO HOLD THE same unto the said Lumbermen's Investment Corporation, its successors and assigns, forever William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or hnder him, 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.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 15th day of July, 1983

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 19 83, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:
April 22, 1984

Sarah Horner
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6095 PAGE 819

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
			27483.20- CO	
			71.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
2235A	07/15/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 7 1 0

IDENTIF. REFERENCE

JUL 15 1 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963958