Mail

This instrument prepared by:
William P. Dougan
4721 Trousdale Dr., #23, Nashville, TN 37220 BOOK 6139 PAGE 8

Map No. 42 - 7 - A - 003.00

Fld. Bk No. 11D - 92604

This is improved property at:

705 Heritage Sq. Drive
Madison, TN 37115

SEND TAX BILLS TO:

The Richard Gill Co.
P. O. Box 758
San Antonio, TX 78293

The actual consideration or value, whichever is greater for this transfer, is $ 52,177.99 .

William P. Dougan
Affiant

Subscribed and sworn to before me, this 9th day of September, 1983.

Patricia Farmer
Notary Public

My Commission Expires:

My Commission Expires January 18, 1987

SUCCESSOR TRUSTEE'S DEED

Whereas, William Brown and wife Gretchen E. Brown executed a deed of trust on the 7th day of May, 19 82, which was recorded in Trust Deed Book 5884, Page 76, Register's Office of Davidson County, Tennessee, conveying to Donlad L. Poleway and D. Gene Merrill, Trustee, the hereinafter described property to secure payment to Dominion Bancshares Mortgage Corporation, 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 The Richard Gill Company, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6111, Page 753, 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 September 9, 1983, at the front door of the Court House in Davidson County, Tennessee, at five minutes past 12:00 noon,

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 The Richard Gill Company, being the highest and best bidder, became the purchaser at the price of $ 52,177.99, and BOOK 6139 PAGE 9

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said The Richard Gill Company, 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. 3 on the plan of Second Revised Plan, Phase One, Heritage Square, of record in Book 5200, page 282, Register's Office for said County.

SAID Lot No. 3 fronts 46.13 feet on the northwesterly margin of Heritage Square Drive and extends back 100.00 feet on the northeasterly line and 100.0 feet on the southwesterly line to a dead line in the rear, measuring 55.0 feet thereon.

BEING the same property conveyed to William Brown and wife Gretchen E. Brown by deed of record in Book 5884, page 73, Register's Office for said County.

TO HAVE AND TO HOLD THE same unto the said The Richard Gill Company, 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 9th day of September, 1983.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 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.

Patricia Burnam
Notary Public

My Commission Expires:

My Commission Expires January 19, 1987

H 203 IST TIF. REFERENCE 3 59 PM SEP 83 FELIX A. DAVIDSON COUNTY, TENN.

09/16 142.22 - CHECK

8095

OFFICIAL RECEIPT

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

BOOK 6139 PAGE 10

RECEIVED OF

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
			52177.99- CO	
			135.72 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	142.22-
8095A	09/16/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.4 2 0 3

IDENTIF. REFERENCE

SEP 16 3 59 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 979360