01-11-275

This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville, TN 37201

BOOK 6154 PAGE 831

SUBSTITUTE TRUSTEE'S DEED

Address New Owner: H.E. DIXON 2033-JEFFERSON ST. NASH, TENN 37208

Send Tax Bills To: SAME

Map-Parcel No.

WHEREAS, J.O. Stewart, M.D., Trustee, by Deed of Trust dated 12 September 1978, of record in Book 5343, Page 19-20, Register's Office for Davidson County, Tennessee, conveyed the property herein described to K.T. McClellan, Trustee, for the purposes of securing the payment of a note described in said deed; and

WHEREAS, Steven Strain was appointed Substitute Trustee by instrument of record in Book 6113, Page 890, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed said Substitute Trustee to institute foreclosure proceedings as provided in said Installment Deed; and

WHEREAS, said Steven Strain, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on Wednesday, October 5, 1983, at 12:00 o'clock, Noon; and

WHEREAS, at the time and place as named in said advertisement, said Steven Strain, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash, and the highest and best bid was that of H.E. Dixon in the amount of TWELVE THOUSAND EIGHT HUNDRED ($12,800.00) DOLLARS.

NOW, THEREFORE, I, Steven Strain, Substitute Trustee, in pursuance of the power and authority contained in said Installment Deed, and in consideration of the amount aforesaid, do by these present sell, transfer and convey unto H.E. Dixon, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

4083 10/11 89.78 CHECK

117927.0

IDENTIF. REFERENCE

Oct 11 11 18 AM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

Being the southerly half of Lot No. 372 on the Plan of McGavock, Wetmore and others Second Addition to Nashville called the addition to the town of McGavock, of record in Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said part of Lot 372 fronts 50 feet on the easterly side of 17th Avenue, North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to J.O. Stewart, M.D. Trustee, by Installment Deed from Portia McClellan Ballard and husband, William Ballard, and from J.O. Stewart, M.D., Trustee, to K.T. McClellan, Trustee, of record in Book 5343, pages 19 and 20, Register's Office for said County.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto, belonging to the Grantees, their heirs and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said Grantees forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Davidson County, Tennessee, this 7th day of October 1983.

STEVEN STRAIN, 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 STEVEN STRAIN, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he exeucted the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of October 1983.

NOTARY PUBLIC

My Commission Expires: 21 July, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $12,800.00.

AFFIANT

Sworn to and subscribed before me this 10th day of October 1983.

W. Williams, ~~Notary Public~~

My ~~Commission Expires~~: Aug. 1984

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

RECEIVED OF _____

FOR _____

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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

12800.00- CAMT.
33.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 39.79-
4083A10/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 7.9270

IDENTIF. REFERENCE

OCT 11 11 38 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 985164