OFFICIAL RECEIPT

BOOK 6197 PAGE 739

THIS INSTRUMENT PREPARED BY:

Robert L. Callis
Attorney at Law
226 Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122

Mail ⇒

SEND TAX BILLS TO:

John A. Harwell
2740 Old Lebanon Road
Nashville, TN 37214

Map & Parcel--95-04, 109.00
Field Book--3DZ-12530

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of December 7, 1979, PAUL D. HARPER and wife, MARGARET D. HARPER and JOHN PAUL HARPER and wife, MAGGIE D. HARPER executed a certain Deed of Trust to DON ROGERS, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 5543, Page 759, Register's Office of Davidson County, Tennessee, which Deed of Trust was modified by instrument recorded in Book 5927, Page 893, said Register's Office; and

WHEREAS, pursuant to the provisions contained in the aforementioned Deed of Trust, ROBERT L. CALLIS, was appointed Substitute Trustee in the place and stead of DON ROGERS, said appointment being of record in Book 5930, Page 356, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Substitute Trustee, has been requested by First Southern Bank, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in the Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of November 17, 1983, November 24, 1983, and December 1, 1983, of said newspaper, such sale having been advertised for Friday, December 9, 1983, commencing at 10:00 a.m. at the South door

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of the Davidson County Court House in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by JOHN A. HARWELL, to-wit: A bid of Forty Thousand Five Hundred ($40,500.00) Dollars, which bid was then and there accepted by the undersigned as Substitute Trustee, and

WHEREAS, JOHN A. HARWELL has requested that the deed of conveyance be made to F. A. HARWELL and JOHN A. HARWELL, as tenants in common.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, ROBERT L. CALLIS, as Substitute Trusteee, has bargained and sold, and does by these presents bargain, sell, and convey unto F. A. HARWELL and JOHN A. HARWELL, as tenants in common, the property advertised and sold as herein above recited, situated, and lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee being Lot #91 on the Map of Eva-Mor Heights as of record in Book 1424, Page 149, Register's Office of Davidson County, Tennessee.
>
> Said Lot #91 fronts 62.03 feet on the easterly side of Ridgeway Drive and runs back between lines 263.63 feet on the North line and 275.78 feet on the South line to a dead line in the rear, measuring 67.09 feet thereon.
>
> Being the same property conveyed to John Paul Harper and Maggie W. Harper by deed of record in Book 1874, Page 471, Register's Office of Davidson County, Tennessee.
>
> The street address for said property is 229 Ridgeway Drive, Donelson, Tennessee 37214.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded easements and liens, and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Substitute

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Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This instrument executed on this the 14th day of December, 1983.

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ROBERT L. CALLIS,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Robert L. Callis, Substitute Trustee, with whom I am personally acquainted, and who acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 14th day of December, 1983.

Marilyn Sutherland
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

6-12-85

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $40,500.00.

AFFIANT

Sworn to and subscribed before me on this the 14th day of December, 1983.

Marilyn Sutherland
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

6-14-85

IDENTIF. REFERENCE

DEC 21 8 55 AM '83

H53151

OFFICIAL RECEIPT
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

40500.00- CAMT.
105.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 114.80-
0956A12/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H93151

IDENTIF. REFERENCE

DEC 21 8 55 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1518