This instrument prepared by:
William P. Dougan, 401 Davidson Road
Nashville, TN 37205

Mail

BOOK 6214 PAGE 931

Map No. 119-7-138

Parcel No. 6DA-15171

This is improved property at:

6 Peachtree Street
Nashville, TN 37211

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 $ 46,112.70.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 16th day of January, 1984.

Stella C. [illegible]
Notary Public

My Commission Expires:

• My Commission Expires OCT. 21, 1984

SUCCESSOR TRUSTEE'S DEED

Whereas, Gary Steven Hulen and wife Janice F. Hulen executed a deed of trust on the 12th day of August, 19 82, which was recorded in Trust Deed Book 5925, Page 61, Register's Office of Davidson County, Tennessee, conveying to Donald 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 6196, Page 755, 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 January 16, 1984, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

CHECK 01/16/84 12:36 65

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 $ 46,112.70, and BOOK 6214 PAGE 932

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. 31, on the Plan of Rosewood Estates, Section I, of record in Book 4955, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 62.5 feet on the northerly side of Peachtree Street and extends back 163.36 feet on the westerly line and 173.64 feet on the easterly line to a dead line measuring 63.33 feet thereon.

Being the same property conveyed to Gary Steven Hulen and wife Janice F. Hulen by Warranty Deed of record in Book 5925, page 58, Register's Office for said County; and conveyed by Gary Steven Hulen and wife Janice F. Hulen to Charles R. Tanner and wife Donna M. Tanner, or record in Book 5936, page 298, said Register's Office.

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IDENTIF. REFERENCE

JAN 16 2 38 PM '84

CLERK & MASTER DAVIDSON COUNTY TENN.

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 16th day of January, 1984.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 19 84, 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:
My Commission Expires OCL 21, 1984

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6214 PAGE 933

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

46112.70- CAMT.
119.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.36-
6538A01/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 7 7 7 0

IDENTIF. REFERENCE

JAN 16 2 38 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6956