This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road Nashville, Tn. 37205

BOOK 6235 PAGE 433

10452

Map No. 61-14-146

Parcel No. 15DZ-06230

The actual consideration or value, whichever is greater for this transfer, is $ 34,111.00.

This is improved property at: IDENTIF. REFERENCE

3807 Baxter Ave.
Nashville, TN 37216

FEB 23 9 21 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

William P. Dougan
Affiant

Subscribed and sworn to before me, this 17th day of February, 1984.

SEND TAX BILLS TO:

Mail
Citizens Savings Bank and Trust Company
330 Charlotte Avenue
Nashville, Tennessee 37201

Elizabeth C. Jones
Notary Public

My Commission Expires: July 17, 1985

NOTARY PUBLIC DAVIDSON COUNTY

SUCCESSOR TRUSTEE'S DEED

Whereas, Ricky E. Strickland and wife Katherine M. Strickland executed a deed of trust on the 27th day of November, 19 79, which was recorded in Trust Deed Book 5537, Page 4, Register's Office of Davidson County, Tennessee, conveying to Delta Title Company, Trustee, the hereinafter described property to secure payment to National Mortgage Company, 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 Federal National Mortgage Association, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6215, Page 910, 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 February 17, 1984, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

CHECK 02/08/95 15 4935

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 Citizens Savings Bank and Trust Company being the highest and best bidder, became the purchaser at the price of $ 34,111.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Citizens Savings Bank and Trust 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: BOOK 6235 PAGE 434

BEING Lot No. 38 on the Map of the Subdivision of the Maplewood Home Tract, of record in Book 421, page 174, of the Register's office for Davidson County, Tennessee, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Ricky E. Strickland and wife Katherine M. Strickland of record in Book 5537, page 1, said Register's office:

BEING the same property conveyed to Louis A. Russ, Jr. by deed of record in Book 5699, page 781, said Register's office.

This conveyance is subject to any apparent or recorded easements, and to any restrictions of record.

TO HAVE AND TO HOLD THE same unto the said Citizens Savings Bank and Trust 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 17th day of February, 1984.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 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:
July 21, 1985

Elizabeth A. Jones
Notary Public

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

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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

34111.00- CAMT.
66.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 95.16-
4925A02/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4521
IDENTIF. REFERENCE
FEB 23 9 21 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15076