BOOK 6399 PAGE 958

155367

IDENTIFICATION REFERENCE

OCT 9 4 23 PM '84

REGISTER
DAVIDSON COUNTY, TN

This Instrument Prepared By:

BRENDAN BRADLEY
Attorney-at-Law
10th Floor, American Trust Bldg.
301 Union
Nashville, TN 37201
(615) 242-1721

Name and Address of New Owner	Send Tax Bills:	Map & Parcel Nos.
Malcolm Q. Nickens Rt. 1 Box 192-A Greenbrier, TN 37073	Same	72-10 215

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $19,000.

Brendan Bradley
AFFIANT

Sworn to and subscribed before me this 9th day of October, 1984.

Theresa G. Bostic
NOTARY PUBLIC

My Commission Expires:
10 20 85

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 25, 1983, of record in Book 6022, Page 795, Register's Office for Davidson County, Tennessee Michael Randall Campbell and wife, Sandra R. Campbell, conveyed the property hereinafter described to James A. Lesemann, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other convenants and agreements contained in said Deed of Trust and Malcolm Q. Nickens, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Brendan Bradley, having been appointed Substitute Trustee by Instrument of Record in Book 6369, Page 636, Register's Office of Davidson County, Tennessee, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty (20) days following publication of first Notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, one insertion of said advertisment appearing in each of the issues of said newspaper on September 13, 20 and 27, 1984, respectively;

WHEREAS, pursuant to said Notice, I, the undersigned, Brendan Bradley, Substitute Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, dower, and all other exemptions of every kind, on Thursday, October 4, 1984, at 12:00, noon, at the South door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Malcolm Q. Nickens was the highest and best bidder, the amount of his bid being the sum of Nineteen Thousand Dollars ($19,000.00), and Malcolm Q. Nickens, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of such sale, and his indebtedness, together with expenses of said sale amounting to more than the said bid, accordingly, he is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Brendan Bradley, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Malcolm Q. Nickens, his successors and assigns, the following described property in Davidson County, Tennessee, to wit:

> BEGINNING at a point in the west margin of Northview Avenue 125 feet north of the northwest corner of Moneta Street and Northview Avenue, said point being 128½ feet east of the right-of-way of the Lewisburg and Northern Railroad; thence northerly with the western margin of Northview Avenue, 55 feet to a point; thence at right angle westerly 122 feet, more or less, to the right-of-way of the Lewisburg and Northern Railroad; thence southerly to the said right-of-way 55 feet to a point; thence easterly and parallel with Moneta Street, 128½ feet to the point of beginning.
>
> BEING the same property conveyed to Michael Randall Campbell and wife, Sandra R. Campbell, by deed from Malcolm Q. Nickens and wife, Peggy Hewitt Nickens, of Record in Book 6022, Page 792, Register's Office for Davidson County, Tennessee.

This is improved property known as 2302 Northview Avenue, Nashville, Tennessee 37216.

The sale was held, and this conveyance is made subject to the liens, restrictive covenants, easements and setback lines affecting the property herein described, and of record in the Register's Office for Davidson County; and likewise to the lien of taxes for the year 1984, and also subject to any unpaid taxes and any liens or encumbrances which take priority as a matter of law.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Malcolm Q. Nickens, his successors and assigns, forever.

I, Brendan Bradley, Substitute Trustee under the said Deed of Trust of record in Book 6022, Page 795, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said Malcolm Q. Nickens, his successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Brendan Bradley, Substitute Trustee, has hereunto set his hand this 9th day of October, 1984.

Brendan Bradley

BRENDAN BRADLEY
Substitute Trustee

BOOK 5393 PAGE 950

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon B. Lawson, a Notary Public in and for said County and State, the within named Brendan Bradley, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 9th day of October, 1984.

Sharon B. Lawson
NOTARY PUBLIC

My Commission Expires:

10-20-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6393 PAGE 961

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		PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			19000.00- CAMT.	
			49.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	58.90-
7229A	10/09/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 55387

IDENTIF. REFERENCE

Oct 9 4 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0075569