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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 30 | 02 PM 1984
IDENTIF. REFERENCE
BOOK 6484 PAGE 92

2810

This instrument prepared by:
DANCE & LINCOLN
Attorneys at Law
Suite 501, 501 Union Street
Nashville, TN 37219

New owner and to which tax bills are to be sent:

First American Nat'l Bank
ATTN: The Real Estate Group
Nashville, TN 37237

Map + Parcel # 83-5 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,559.30.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 1984.

Notary Public

My commission expires:
4-19-87.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 16, 1981 and recorded in Book 5823, Page 47, Register's Ofice, Davidson County, Tennessee, Elouise Dantzler conveyed to McCoy C. Zachry, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 4, 1984, the lawful owner and holder of the indebtedness described in and secured by the above mentioned deed of trust nominated and appointed J. William Lincoln, III as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, provisions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire indebtedness due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Substitute Trustee to sell said property; and

WHEREAS, I, the undersigned Substitute Trustee, did give twenty (20) days notice of time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 15, 22 and 29, 1984, stating that on December 7, 1984, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, at 12 o'clock Noon, said property hereinafter described would be sold to the best and

highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and all other prior liens and encumbrances of record, if any; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Substitute Trustee, offered said property for sale at public outcry and sold said property to First American Bank for $ 23 559.30, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF the sum of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby bargain and sell and by these presents, transfer and convey unto the said First American Bank, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, Block "A", Eastwood Addition, as of record in Book 332, Page 63, Registers Office of said county.

Said lot fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles Dungey, Jr. by Deed from First American Bank of record in Book 5655, Page 907, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said unpaid real estate taxes and all other prior liens and encumbrances of record, if any.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 7th day of December, 1984.

J. William Lincoln III

J. William Lincoln, III
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named J. William Lincoln, III, 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 office in said County and State, on this the 7th day of December, 1984.

Peggy J. Gifford

Notary Public

My commission expires:
7-21-85

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

RECEIVED OF _____

FOR _____

BOOK 6484 PAGE 94

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23659.30- CAMT.
61.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 67.86-
7615A01/30/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18 0 0 9 1

IDENTIF. REFERENCE

JAN 30 1 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105123