This instrument prepared by
Robert A. Anderson
2211 Crestmoor Road
Nashville, Tennessee, 37215

Mail

New Owner's Address:
1920 Woodmont Blvd.
Nashville, TN. 37215

TAX BILLS TO SAME ADDRESS AS CURRENT

Map and Parcel Nos.
118-02-231

BOOK 6579 PG 500

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 18th day of April, 1985, I, Robert A. Anderson, was named Substitute Trustee by document recorded in Book 6556, page 888 of the Register's Office for Davidson County, Tennessee pursuant to the Deed of Trust dated the 23rd day of May, 1980, executed by Roger J. McKinney and his wife, Helen McKinney, conveying to Marbut Glenn Gaston, Jr. as original Trustee for the real estate hereinafter described, said Deed of Trust being executed to secure to James L. Howard and Martha D. Howard the payment of one (1) note of dated May 23, 1980, in the original principal amount of Twenty-Five Thousand Dollars ($25,000.00) payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 5607, page 205, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and Notice was properly given to Roger J. McKinney and wife, Helen McKinney, and they having further failed to abide by the terms of the said Deed of Trust; and

WHEREAS, I, Robert A. Anderson, Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of Trust and the instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving twenty (20) days notice by three successive publications, namely April 25, May 2, and May 9, 1985, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on the 15th day of May, 1985 at 12:00 noon

at the front door of the Courthouse, Nashville, Davidson County, Tennessee, I, as said 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 hereinabove equities as provided in said Deed of Trust, at which time James L. Howard acting by and on behalf of himself and his wife Martha D. Howard submitted the highest and best bid in the amount of Twenty-Four Thousand Dollars ($24,000.00).

NOW, THEREFORE, in consideration of the premises, I, Robert A. Anderson, Substitute Trustee, do hereby sell, transfer and convey to James L. Howard and Martha D. Howard, their heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the map of George I. Waddey's Westwood Subdivision, as of record in Book 332, page 99, in the Register's Office for said county.

Said Lot Number 77 fronts 50 feet on the westerly side of White Avenue, formerly Sixth Avenue South extended, and runs back between parallel lines 165 ft. to an alley.

Being the same property previously conveyed to Roger J. McKinney and wife Helen McKinney by deed from James L. Howard and wife Martha D. Howard, which was placed of record in the pages immediately preceding the Deed of Trust described herein in the Register's Office for Davidson County.

This is improved property known as 2517 White Avenue, Nashville, Tennessee, 37204.

WITNESS my hand this 16 day of May, 1985.

Robert A. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 19 85.
Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in for said county and state, Robert A. Anderson the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 16 day of May, 1985.

Notary Public

MY COMMISSION EXPIRES:

7/17/88

JAN 12 8 58 AM '86
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

J.I. 2 2 2 6

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

RECEIVED OF _____

FOR _____

BOOK 6579 PAGE 502

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

24000.00- CAMT.
62.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 68.90-
7218A06/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 2 2 0

IDENTIF. REFERENCE

JUN 12 8 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143663