Boy 20

THIS INSTRUMENT PREPARED BY:

Rick M. Johnson
3221 Nolensville Road
Nashville, TN 37211 (615)832-0138

BOOK 6581 PAGE 608

NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Anne K. Purdy, et vir	Same	82-8
945 Eastland Avenue	Same	0
Nashville, TN 37206	Same	19W19320

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 17, 1984, Vincent P. DeCurtis and wife, Mary J. DeCurtis, executed a Deed of Trust to Vicky V. Klein, Trustee, to secure a promissory note in the original amount of $26,455.00, same being payable to Anne K. Purdy, said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 6233, Page 778, and;

WHEREAS, on the 9th day of May, 1985 by instrument of record in Book 6552, Page 668, Rick M. Johnson was named Substitute Trustee by the authority contained in the Deed of Trust aforesaid; and

WHEREAS, Rick M. Johnson, Trusstee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in him required by law and by the terms of said Deed of Trust, by giving twenty-one (21) days notice by three (3) successive publications, namely: May 23, May 30 and June 6, 1985, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on June 13, 1985 at 10:00 a.m. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Anne K. Purdy and husband, Rob Roy Purdy submitted the highest and best bid $27,000.00 in the amount of cash.

NOW, THEREFORE, in consideration of the premises, Rick M. Johnson, Substitute Trustee, does hereby sell, transfer and convey Anne K. Purdy & husband, Rob Roy Purdy to their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, Block "D" of the Eastwood Addition, a Plan of which is of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 12 fronts fifty feet on the north side of Jackson or Eastland Avenue, and extends back northerly between parallel lines one hundred fifty fee, more or less, to an alley in the rear.

Being the same property conveyed to Vincent P. DeCurtis and wife, Mary J. DeCurtis by deed from Anne K. Purdy, et vir, Rob Roy Purdy of record in Book 6233, Page 775, Register's Office for Davidson County, Tennessee.

Rick M. Johnson, Trustee, conveys to Anne K. Purdy and husband, Rob Roy Purdy, all the rights conveyed to him as said Substitute Trustee, in said Deed of Trust, including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all his actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 13 day of June, 1985.

Rick M. Johnson, Substitute Trustee

J. 1. 2855

IDENTIF. REFERENCE

JUN 13 1 27 PM '85

REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Rick M. Johnson, 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, this the 13 day of June, 1985.

NOTARY PUBLIC

My Commission Expires: 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF JUNE, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-20-86

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6581 PAGE 610

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27000.CO- CAMT.
70.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 76.70-
8034A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I: 2 8 5 6

IDENTIF. REFERENCE

JUN 13 1 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144464