KNESTRICK
Gill #: 10217496
FHA #: 483-094935-203

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

BOOK 6583 PAGE 588

Map No. 61-11

Parcel No. 308
Field Book No. 15DZ-04380
This is improved property at:

1024-26 Matthews Street
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner
The Richard Gill Co.
P. O. Box 758
San Antonio, TX 78293

The actual consideration or value, whichever is greater for this transfer, is $ 49,217.63.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 17th day of June, 1985.

Notary Public
My Commission Expires:

NOTARY PUBLIC DAVIDSON

## SUCCESSOR TRUSTEE'S DEED

Whereas, Bernard C. Knestrick and wife, Dora R. Knestrict executed a deed of trust on the 30th day of May, 1984, which was recorded in Trust Deed Book 6318, Page 682, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway and D. Gene Merrill, Trustees, the hereinafter described property to secure payment to Dominion Bancshares Mortgage Corporation, 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 The Richard Gill Company, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6557, Page 146, 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 Monday, June 17, 1985 at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

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 The Richard Gill Company, being the highest and best bidder, became the purchaser at the price of $49,217.63, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said The Richard Gill 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 6583 PAGE 589

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot 5, I.C. McMahan Subdivision of Maplewood, as of record in Book 5210, page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Bernard C. Knextrick by deed from Ruth S. McCampbell of record in Book 6318, page 679, said Register's office.

RECEIVED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN
JUN 17 12 29 PM 1985

IDENTIFICATION REFERENCE

J13512

TO HAVE AND TO HOLD THE same unto the said The Richard Gill 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 June, 1985.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 1985, 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:

Notary Public

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6583 PAGE 590

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 49217.63- CAMT. | |
| | | | 127.92 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WBEED | |
| | | | CHECK | 134.42- |
| 8862A06/17/85 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 3 5 I 2

IDENTIF. REFERENCE

Jun 17 12 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145276