Map Parcel
7DA 9512, 116-4-52

SUBSTITUTE TRUSTEE'S DEED

This Instrument Prepared By:
Rebecca Lyford
MORTON, LEWIS, KING & KRIE
19th Floor, L & C Tower
Nashville, TN 37219

Form 112—Box 47

THIS INDENTURE, Made this 11 day of July

A. D. 1985, by and between Rebecca Lyford, Substitute Trustee,

BOOK 6505 PAGE 360

of Davidson County, Tennessee **PARTY of the FIRST PART,** and

Kenneth Culp

of _____ **PARTY of the SECOND PART.**

WITNESSETH: Whereas, on the 15 day of August A. D. 1980

John Williams Emerson II

Leon Jordan

did duly execute to the ~~PARTY of the FIRST PART~~ hereto, a certain Trust Deed, (which was duly registered in the Register's office of Davidson County, Tennessee, on the 18 day of August, 1980 in Trust Book 5638 at page 416 et seq.) whereby was conveyed the following described property, to-wit: That certain lot or parcel of land lying in the _____ District of Davidson County, Tennessee,

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 17 on the plan of Kenner Manor Resubdivision of Lot 17, as of record in Book 3106, page 59, Register's Office for said County.

SAID part of Lot No. 17 fronts 50 feet on the north side of Kenner Avenue and extends back 189.5 feet on the easterly line and 192.75 feet on the westerly line to a dead line measuring 50.08 feet thereon.

BEING the same property conveyed to John Williams Emerson, II, by deed from Eric M. Lowe and wife, Mary Eleanor Lowe, of record in book 5638, page 413, Register's Office for Davidson County, Tennessee.

FEE $.50
FELIX Z. WILSON TRUSTEE
DAVIDSON COUNTY, TN
JUL 12 2 32 PM '85
I.D. REFERENCE
J 2 0 3 8 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.

AFFIANT

Sworn to and subscribed before me this 12 day of July, 1985.

My commission expires: 1/10/89

Notary Public at Large

* and Rebecca Lyford, Party of the First Part, having been appointed as substitute Trustee by instrument dated May 28, 1985 of record in Book 6571, page 836, Register's Office for Davidson County, Tennessee.

07/12 240.50- CHECK

Send Tax Bills to:
Kenneth Culp
2501 Hillsboro Rd, Suite 8
Nashville TN 372

And Whereas the said trust so to **FIRST PARTY** made, was for the purpose of securing a certain principle indebtedness of $35,000.00 Dollars, evidenced by a note payable to the order of United American Bank in Washington County ~~or order~~ after date. **And Whereas** the same was not paid at maturity, but default was made, and thereupon at the request of the beneficiary in said **TRUST** the **PARTY** of the **FIRST PART** hereto did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County Tennessee, to-wit: the Nashville Record giving the time, place and terms of sale:

And Whereas on 1st the July A. D. 1985 at 12:00 o'clock p. m., at noon at the main Courthouse door of the Davidson County Courthouse in Nashville, Tennessee (the time and place fixed), the said property was offered for sale at public auction for cash in hand and in bar of the equity or redemption, as provided in said Trust, and being cried for a reasonable time, was finally struck off to the **PARTY** of the **SECOND PART** hereto, at his bid of Forty Thousand Dollars ($40,000.00) Dollars, he being the highest and best bidder, which sum was in hand paid and then applied as by said Trust Deed directed and provided:

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the sum so aforesaid bid and paid, the **PARTY** of the **FIRST PART** hereto, trustee, etc., does hereby bargain, sell, transfer and convey unto said **PARTY** of the **SECOND PART,** the parcel or lot of land herein before described, **to have and to hold** the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon and thereunto belonging and appertaining, as an inheritance in fee, and free from all ~~rights and~~ equity of redemption in the makers of said Trust Deed, and all persons claiming through and under them.

THE PARTY of the FIRST PART covenants that, as Trustee, he is lawfully seized of said property, has good right to convey, and will and does warrant unto said **SECOND PARTY,** his heirs and assigns, the title to said property as against all persons claiming by, through or under **FIRST PARTY,** but no further or otherwise.

Witness the hand of FIRST PARTY the day and year first above written.

Signed, sealed and delivered in presence of

Rebecca Lyford (SEAL.)
Substitute Trustee

(SEAL.)

(SEAL.)

STATE OF TENNESSEE)
DAVIDSON COUNTY) ss.

Personally appeared before me Vicki A. Morris a Notary Public of said County and State Rebecca Lyford the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 11 day of July A. D. 1985.

Vicki A. Morris
Notary Public

My Comm. Expires: 1/10/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6605 PAGE 362

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
			50 .00 CASH	
			234.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	240.50-
			7316A07/12/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 20385

IDENTIF. REFERENCE

JUL 12 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153531