Prepared by Randall C. Ferguson
230-4th ave No.
Nash. Tenn. 37219

TRUSTEE'S DEED

TAX MAP 81-2
Parcel 140

WHEREAS, by Deed of Trust in record in Book 5115, Page 688, Register's Office for Davidson County, Tennessee, James H. Chandler, Jr. and wife, Elzer S. Chandler convey in trust to Ken Mathisen, Trustee, certain real estate herein described to secure and make certain the payment of the indebtedness herein described in the Deed of Trust; and

WHEREAS, the holders of said Deed of Trust, having appointed Randall C. Ferguson as Substitute Trustee on April 26, 1979 as recorded in Book 5428, Page 275, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness having been declared due and payable and the holder and owner of said note having instructed Randall C. Ferguson, Associate Trustee, to foreclose said Deed of Trust and to sell the property herein conveyed; and

WHEREAS, the undersigned thereupon advertised the sale of said property in the Nashville Record, a newspaper with general circulation in Davidson County, Tennessee, said advertisements appearing in said newspaper in three weekly notices on July 18, 1985, July 25, 1985 and August 1, 1985, fixing as the date of sale the 14th day of August, 1985 at 2:00 p.m. Central Standard Time, at the south door of the Courthouse in Nashville, Davidson County, Tennessee, and, following receipt of all bids made, sold said property to B. B. Doubleday, Jr. for the price of Twenty-Three Thousand One Hundred and No/100 ($23,100.00) Dollars, this being the highest, best and last bid;

NOW, THEREFORE, for and in consideration of the sum of Twenty-Three Thousand One Hundred and No/100 ($23,100.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, said sum to be applied against the outstanding principle and interest of that certain indebtedness secured by a Deed of Trust of record in Trustee Book 5115, Page 688, Register's Office, Davidson County, Tennessee, I, RANDALL C. FERGUSON, Substitute Trustee, have this day bargained and sold and by these

presents do hereby transfer and convey unto B. B. Doubleday, Jr., his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Buena Vista Heights Addition as of record in Book 161, Page 19, Register's Office for said Davidson County, Tennessee. Said Lot No. 35 fronts 50 feet on the northerly side of Pecan Street, formerly Howard Street, and extends back between parallel lines 150 feet to a 10-foot alley in the rear.
>
> Being the same property conveyed to James H. Chandler, Jr. and wife, Elzer S. Chandler by Deed from Floyd Hinds and wife, Juanita Hinds, of record in Book 3507, Page 177, Register's Office of Davidson County, Tennessee.
>
> This property is known as 1722 Pecan Street, Nashville, Tennessee.

TO HAVE AND TO HOLD unto to the said B. B. Doubleday, Jr., his heirs and assigns, in fee simple, forever, and in bar of all right or equity of redemption. I, the undersigned, as Substitute Trustee, do hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties contained in the aforesaid Deed of Trust and do hereby warrant the title to said property as fully and completely as I am authorized to do as such Substitute Trustee, but no further or otherwise.

This conveyance is subject to any and all taxes assessed against the premises conveyed hereby.

WITNESS MY HAND at Nashville, Tennessee, on this the 14th day of August, 1985.

Randall C. Ferguson, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Randall C. Ferguson, Substitute Trustee, with whom

I am personally acquainted, and who acknowledged that he executed the foregoing instrument (SUBSTITUTE TRUSTEE'S DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 14th day of August, 1985.

Teresa Coward
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty-Three Thousand One Hundred and No/100 ($23,100.00) Dollars, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

B B Doubleday Jr
AFFIANT

Sworn to and subscribed before me on this 14th day of August, 1985.

Teresa Coward
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 9, 1989

New Owner for tax bills: B. B. Doubleday, Jr.
1123 Church Street
Nashville, Tennessee 37203

J7-081485

AUG 15 2 02 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

28827

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6631 PAGE 330

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

23100.00- CAMT
60.06 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 69.56-
7730A08/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

288227

IDENTIFICATION REFERENCE

AUG 15 12 02 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163676