Return to D

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

BOOK 6694 PAGE 932

Map No. 108-8
Fld. Bk. No. 3D-85943
Parcel No. 11

This is improved property at:

3128 Lumberjack Road
Donelson, TN 37214

SEND TAX BILLS TO:

The Richard Gill Co.
P. O. Box 758
San Antonio, TX 78293

The actual consideration or value, whichever is greater for this transfer, is $ 54,809.99.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 25th day of October, 19 85

Ramon A. Holmes
Notary Public

My Commission Expires: Feb. 9th 1986

SUCCESSOR TRUSTEE'S DEED

Whereas, David D. Burke, IV and Betty J. Garretson executed a deed of trust on the 18th day of June, 1981, which was recorded in Trust Deed Book 5762, Page 507, and re-recorded in Book 5791, Page 666, Register's Office of Davidson County, Tennessee, conveying to Donald Robinson, Trustee, the hereinafter described property to secure payment to Federated Financial Mortgage Corporation 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 6507, Page 195, 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 Friday, October 25, 1985 at the front door of the Court House in Davidson County, Tennessee, at 12:05 P.M.,

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 $54,809.99, and BOOK 6694 PAGE 933

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:

BEING Lot No. 170 on the Plan of Larchwood Subdivision, Section 2 as of record in Book 5200, page 58, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to David D. Burke IV and Betty J. Garretson by deed of record in Book 5762, Page 504, said Register's Office.

48339

IDENTIFICATION REFERENCE

Oct 29 | 33 PM '85

FELIX Z. WILSON JR. REGISTER DAVIDSON CO. TENN.

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 under 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 25th day of October, 1985.

/s/ William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 19 85, 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:
Oct 19th 1986

/s/ Ramon A. Hughes
Notary Public

RAMON A. HUGHES NOTARY PUBLIC

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6694 PAGE 934

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

5480[illegible].79- [illegible],
142.40 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 143.90-
1207A10/29/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48389

IDENTIFICATION REFERENCE

OCT 29 | 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186546