71.76

BOOK 6708 PAGE 276

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

5 2 5 8 7

Map & Par. 58-15-76

Fld. Bk. No. 13DA - 56254

IDENTIFICATION REFERENCE

This is improved property at

Nov 13 11 04 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

3709 Creekland Court
Nashville, TN 37218

SEND TAX BILLS TO:

William W. Middleton
617 Truxton Drive
Nashville, TN 37214

The actual consideration or value, whichever is greater for this transfer is $25,055.55.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 13th day of November, 1985.

Sheila D. K. Turner
Notary Public

My Commission Expires: July 27, 1986

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas, Larry C. Epps and wife Vera C. Epps executed a deed of trust on the 14th day of October, 19 82, which was recorded in Trust Deed Book 5953, Page 653, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway and D. Gene Merrill, Trustee, 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 6226, Page 840, 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 November 8, 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, and directed the substitute trustee to assign its bid and its interest in the said property to William W. Middleton for the consideration of $25,055.55, the receipt and sufficiency of which is hereby acknowledged,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said William W. Middleton, his 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 Tennesse, together with all hereditaments and appurtenances appertaining to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Creekwood North, as of record in Book 4675, page 16, 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 Larry C. Epps and wife Vera C. Epps by deed of record in Book 5953, page 650, said Register's Office.
>
> This conveyance is subject to easements and restrictions of record, and to any unpaid taxes.

TO HAVE AND TO HOLD THE same unto the said William W. Middleton, his 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 18th day of November, 1985.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 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.

Sheilah K. Turner
Notary Public

My Commission Expires:

January 11 & 7th 1986

NOTARY PUBLIC

6708

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

Book 6708 Page 277A

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
			6.00 MISC.	
			VD 6.00- MISC.	
			25055.55- CAMT.	
			65.26 CSTAX	
			6.00 MDEED	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK FEE

CHECK 71.76

364A11/13/85 BAL .00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Nov 13 11 04 AM '85

IDENTIFICATION REFERENCE

5 2 5 8 7.

No. 191461