# SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 21st day of November 1985, by and between Joseph F. Rosenberg, Substitute Trustee, party of the first part, and Lincoln State Savings and Loan, Inc. party of the second part.

WITNESSETH:

Whereas, by Deed of Trust of record in Book 6395, page 206, Register's Office for Davidson County, Tennessee, Daniel S. Pfahl, unmarried conveyed certain property therein described to Harold Reeves Trustee, to secure the payment of a mortgage payable to Lincoln State Savings and Loan Association, Inc., and;

Whereas, Joseph F. Rosenberg was appointed Substitute Trustee of record in Book 6685, page 706, said Register's Office.

Whereas, default was made in the payment of said mortgage and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust; and

Whereas first party did advertise said property for sale in accordance with the terms of the said Deed of Trust, notices of the time and place of the sale being published in the Nashville Record as prescribed by law; and

Whereas, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee on the 21st day of November 1985, AND Lincoln State Savings and Loan, Inc. party of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Seventy-Six Thousand Eight Hundred Seventy-Four Dollars and Fifty-Four Cents ($76,874.54)

Now, thereof, in consideration of the premises, the first party has this day bargained and sold and does hereby transfer and convey unto the parties of the second part, the said Lincoln State Savings and Loan, Inc. their assigns, the following real estate located in Davidson County to wit:

BEING Lot No. 40A and 40B on the Zone Lot Plan of Lots 26 and 40, Hunter's Point Subdivision of record in Plat Book 6250, page 510, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Daniel S. Pfahl by deed from George Margrave and wife, Sharmin J. Margrave of record in Book 6395, page 203, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate into said second parties, their assigns, forever and in bar of equity of redemption, homestead, dower and all other other exemption of every kind which were waived.

and I, Joseph F. Rosenberg, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warranty and defend title to the said land only as such title coming through me to the said second parties, their heirs and assigns, against the lawful claims of all persons whomsoever, except 1985 Taxes

all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

Joseph F. Rosenberg
Substitute Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Joseph E. Rosenberg, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of November 19 85.

Commission expires 10/25/88

Diana L. Rush
Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 ____

My commission expires _____

Notary Public

FILED & RECORDED
DAVIDSON COUNTY, TN
Nov 21 12 23 PM '85
REGISTER

IDENTIFICATION REFERENCE
5 4 8 1 5

Deed

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LINCOLN STATE SAVINGS AND LOAN, INC. (NAME) | SAME (NAME) | Map 98-5 |
| P.O. Box 1407 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 139 |
| MT. CARMEL TN 37642 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

Joseph F. Rosenberg
Attorney at Law
162 Fourth Avenue North
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,874.59

Joseph F. Rosenberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 85.

Notary Public

MY COMMISSION EXPIRES: 10/25/88

(AFFIX SEAL)

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6714 PAGE 391

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 76874.69- [illegible] | |
| | | | 193.24 STATE | |
| | | | .50 [illegible] | |
| | | | 6.00 [illegible] | |
| | | | CHECK 813.44- | |
| | | | 8058A11/21/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 4 8. 1 5.

IDENTIFICATION REFERENCE

Nov 21 12 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194016