Mail

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

Map & Par. # 83-1-176

Fld. Bk. No. 27W - 20420

This is improved property at:

1009 Granada Ave.
Nashville, TN 37206

SEND TAX BILLS TO:

The Richard Gill Co.
P. O. Box 758
San Antonio, TX 78293-0758

The actual consideration or value, whichever is greater for this transfer, is $40,977.72.

William P. Dougan
Affiant

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

Beverly A. Parkerson
Notary Public
My Commission Expires: 10-2-88

SUCCESSOR TRUSTEE'S DEED

Whereas, Joseph E. Holt, Jr. executed a deed of trust on the 17th day of July, 1984, which was recorded in Trust Deed Book 6343, Page 255, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway and D. Gene Merrill, Trustees, 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 6710, Page 950, 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, December 13, 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 at the price of $ 40,977.72, and BOOK 6735 PAGE 708

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:

LAND in Davidson County, Tennessee, being the easterly 65 feet of Lot No. 26 on the Plan of W. H. Hyronemus Addition of record in Book 161, page 174, said Register's Office, described as follows:

SAID part of said Lot No. 26 fronts 65 feet on the northerly margin of Granada Avenue and extends back between parallel lines 168 feet to a dead line in the rear.

BEING the same property conveyed to Joseph E. Holt, Jr. by warranty deed of record in Book 6343 page 252 Register's Office for Davidson County, Tennessee.

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IDENTIFICATION REFERENCE

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 13th day of December, 1985.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 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.

Notary Public

My Commission Expires:
10/24/88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6735 PAGE 709

FOR _____

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
			40377.72- [illegible]	
			106.60 STAX	
			.50 PRFE	
			6.00 WD[illegible]	
			CHECK 113.10-	
			6446A12/13/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 1 9 4

IDENTIFICATION REFERENCE

DEC 13 2 08 PM '85

FELIX Z. WILSON, II REGISTER OF DAVIDSON COUNTY

No. 201425