41

BOOK 7368 PAGE 560

This instrument prepared by:
Julian L. Bibb
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Public Square
P. O. Box 220
Franklin,TN 37065-0220

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes
Williamson County Bank
Public Square
P. O. Box 220
Franklin, TN 37065-0220

Map Parcel No.: 133-12-49
Field Book No.: 05DU 08080

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 1st day of October, 1987, by and between Julian L. Bibb, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and Williamson County Bank, a state banking institution.

WHEREAS, by Deed of Trust dated the 14th day of August, 1986, of record in Book 6959, page 95, Register's Office for Davidson County, Tennessee, Kenneth D. Overall and wife, Sara A. Overall, conveyed to T. Vance Little, Trustee, the hereinafter described real estate, to secure payment to Williamson County Bank of a Note dated August 14, 1986, in the original principal amount of Forty-Seven Thousand Dollars ($47,000.00); and

WHEREAS, T. Vance Little was unable to serve as such Trustee and the lawful holder of the Note, Williamson County Bank appointed Julian L. Bibb to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7315, page 575, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and ten (10) days notice was given of such default to Kenneth D. Overall and Sara A.

Overall, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:00 o'clock a.m. on October 1, 1987, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on September 10, 1987, September 17, 1987 and September 24, 1987, and sent a copy of such notice to Kenneth D. Overall and Sara A. Overall and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Williamson County Bank, at the price of Fifteen Thousand and no/100-- Dollars ($15,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifteen Thousand and no/100-- Dollars ($15,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Williamson County Bank, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 111 on the Plan of Windsor Park as of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee; said Plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Kenneth D. Overall and wife, Sara A. Overall, by Deed from Dan J. Walters and wife Ovella Walters of record in Book 5027, page 565, Register's Office, Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of rights of redemption, homestead, dower and other rights or exemptions waived in the deed of trust as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Deed of Trust of record in Book 5027, page 567, Register's Office of Davidson County, Tennessee.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Julian L. Bibb, Substitute Trustee

Julian L. Bibb, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of the State and County aforesaid, personally appeared Julian L. Bibb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of October, 1987.

Denise M. Laumeyer
Notary Public

My commission expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifteen Thousand and no/100 Dollars ($15,000.00).

John Slaughter
Affiant
Exec. Vice Pres.

Subscribed and sworn to before me this the 1st day of October, 1987.

Denise M. Laumeyer
Notary Public

My commission expires: 3/8/89

7048.9

IDENTIFICATION REFERENCE

OCT 1 1 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3145B/9-30-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7368 PAGE 564

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 54.50-
8634A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:04 8.9:

IDENTIFICATION REFERENCE

OCT 1 1 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22173