94-5-29 dm

Return to:

B. Gail Reese
Manier, Herod, Hollabaugh & Smith
2200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219

This instrument was prepared by:

Manier, Herod, Hollabaugh & Smith
A Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219

Address New Owner:

AVCO Financial Services
of Tennessee, Inc.
P.O. Box 1172
Hendersonville, TN 37075

Send Tax Statements to:

Same

BOOK 7509 PAGE 27

SUBSTITUTE TRUSTEE'S DEED

1492 04/05 0101 03CHECK 82.30

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated November 15, 1985 by Billy E. Smith and wife, Rita S. Smith, to Record Data, Inc., Trustee, which is recorded in Trust Deed Book 6712, page 717, Register's Office for Davidson County, Tennessee; and

WHEREAS, B. Gail Reese was appointed Substitute Trustee by instrument of record in Trust Deed Book 7470, page 137, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested to do so by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, B. Gail Reese, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that the property would be sold at 11:00 o'clock a.m., Monday, March 28, 1988 at the front door of the courthouse, Davidson County, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but that I would sell and convey only as Substitute Trustee. At the time and place stated in said advertisement, I, B. Gail Reese, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was $26,000.00 by AVCO Financial Services of Tennessee, Inc., and said property was knocked off and sold to AVCO Financial Services of Tennessee, Inc.

NOW, THEREFORE, in consideration of the premises and the sum of $26,000.00 cash in hand paid by AVCO Financial Services of Tennessee, Inc., I, B. Gail Reese, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to AVCO Financial Services of Tennessee, Inc., its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Section II, Shelby Heights, of record in Book 2854, page 5, Register's Office for said county.
>
> Said Lot No. 25 fronts 50 ft. on the northerly margin of Davidson Street and 50 ft. on the southerly margin of Ozark Street and extends back 145.5 ft. on the easterly line and 146.1 ft. on the westerly line.
>
> BEING the same property conveyed to Billy E. Smith and wife, Rita S. Smith, by deed from Willie Ruth Johnson Ballou McCormick and husband Chester McCormick of record in Deed Book 5410, page 837, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to AVCO Financial Services of Tennessee, Inc., its successors and assigns, forever.

And I covenant with the said AVCO Financial Services of Tennessee, Inc. that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate, and any and all applicable restrictive covenants, easements, setback lines, governmental zoning and subdivision ordinances or regulations thereon.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to AVCO Financial Services of Tennessee, Inc., its successors and assigns, against the lawful claims of all persons claiming by or through me as Substitute Trustee, but no further or otherwise;

it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Substitute Trustee.

WITNESS my hand this 1st of April, 1988.

B. Gail Reese, Substitute Trustee

B. GAIL REESE
Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Betty J. Reynolds, a notary public in and for said County and State, B. Gail Reese, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 1st day of April, 1988.

Betty J. Reynolds

Notary Public

My Commission Expires: 6-4-89

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

B. Gail Reese, Substitute Trustee

Affiant

Subscribed and sworn to before me, this the 1st day of April, 1988.

Betty J. Reynolds

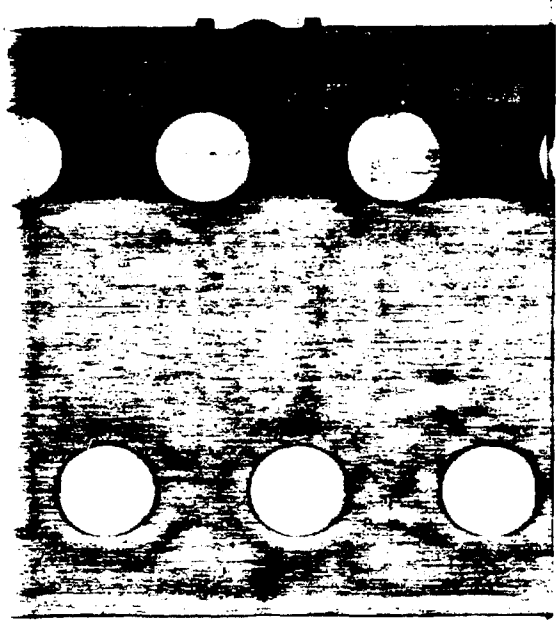
Notary Public

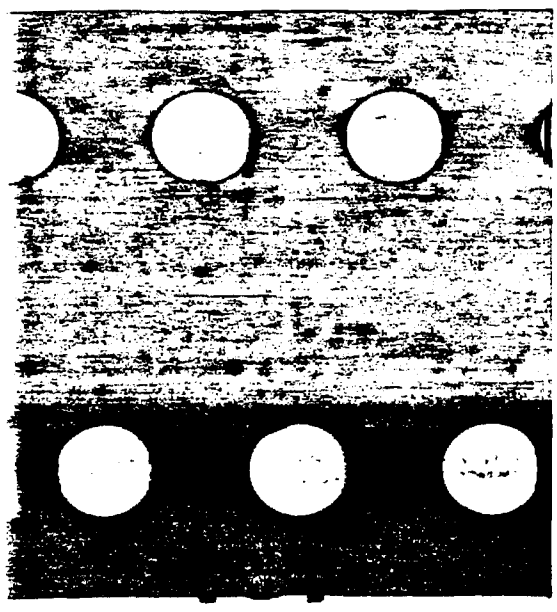
My Commission Expires: 6-4-89

18869

IDENTIFICATION

APR 5 3 32 PM '88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7509 PAGE 30

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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

CAMT 26000.00
CON TX 72.80
PRFEE 0.50
WDEED 9.00
TOTAL 82.30
CHECK 82.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/05/88 01 12476 0001 1492

18869

IDENTIFICATION

APR 5 3 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77689