50-
179

This Instrument Prepared by:
R. Garry Chaffin, Attorney
Suite 206, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

OWNERS: DENNIS SPAIN
Send Tax Bills To:
DENNIS SPAIN/SPAIN ENTERPRISES
1108 Battlewood Street
Franklin, Tennessee 37064

Mail

TRUSTEE'S DEED BOOK 7560 PAGE 925

WHEREAS, by Deed of Trust dated October 27, 1986, recorded in Book 7028, Page 155, Register's Office for Davidson County, Tennessee, Billie McCarty, unmarried, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated October 27, 1986, in the amount of $35,000.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Union Title Company has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 7334, Page 1, Register's Office for said County;

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner called on Union Title Company, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Macon County Times, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on May 5, 12, and 19, 1988, at the Courthouse in Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and rights pertaining thereto which may affect the property.

0838 06/02 0101 03CHECK 127.10

Pursuant to said Notice of Sale, the Substitute Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to DENNIS SPAIN for the sum of FORTY TWO THOUSAND AND 00/100 Dollars ($42,000.00), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its

permissible expenses and fees incurred as of the date of sale, the Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto DENNIS SPAIN his successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot 295 on the PLAN OF PARKWOOD ESTATES, SECTION 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 295 fronts 80 feet on the westerly side of Cynthia Lane and extends back 144.6 feet on the northerly line and 141.3 feet on the southerly line to a dead line, measuring 65 feet thereon.

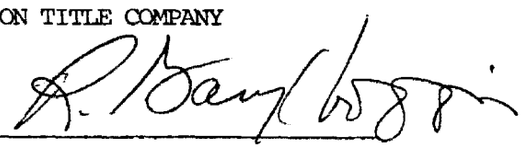
Being the same property conveyed to Billie McCarty by deed from Ronald Dozier Pennington and wife, Carolyn Cook Pennington of record in Book 6128, page 384, Register's Offic for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said DENNIS SPAIN his successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all put in previous writing.

And the Substitute Trustee does hereby transfer, assign and set over to the said DENNIS SPAIN his successors and assign all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 26th day of May, 1988.

UNION TITLE COMPANY

By: 

R. Garry Chaffin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Garry Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to president (or other officer authorized to execute the instrument) of the Union Title Company, the within bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 26th day of May, 1988.

Lisa Cherie Davis
Notary Public

My Commission Expires: 7-26-90



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

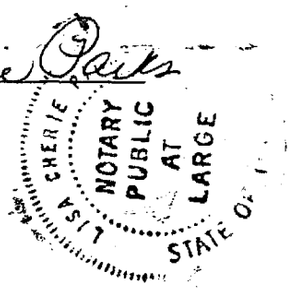
The actual consideration or value of this transfer, whichever is greater is $42,000.00.

John R. Hubbard
Affiant

Sworn to and subscribed before me this 26th day of May, 1988.

Lisa Cherie Davis
Notary Public

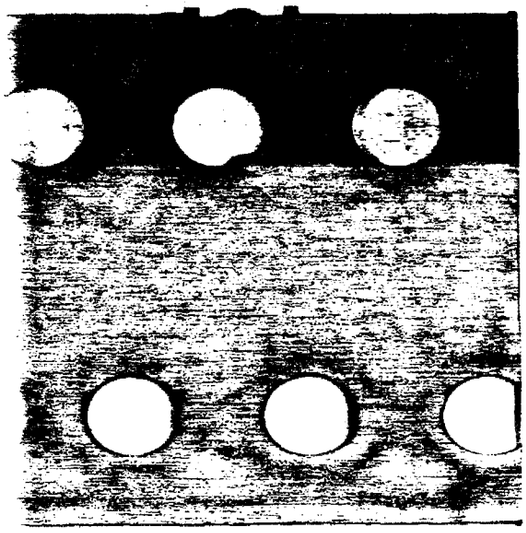
My Commission Expires: 7-26-90

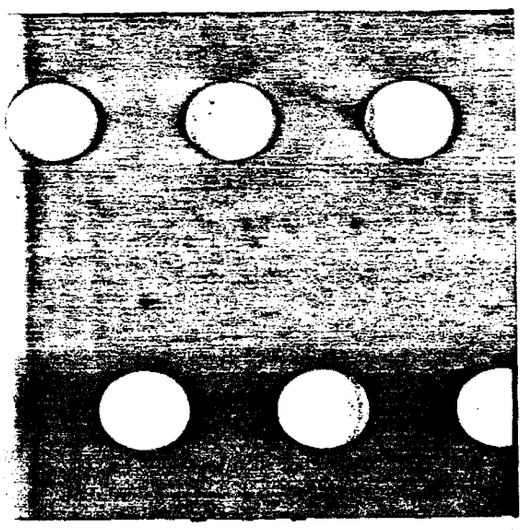


IDENTIFICATION REFERENCE

JUN 2 3 04 PM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

36092





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7560 PAGE 928

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

CAMT 42000.00
CON TX 117.60
PRFEE 0.50
WDEED 9.00
TOTAL 127.10
CHECK 127.10

06/02/88 01 15:08 0001 0858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

360 92

IDENTIFICATION REFERENCE

JUN 2 3 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97761