mail

THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

BOOK 7622 PAGE 299

C. EDWARD COOMER

Map 148-8
Parcel 125

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: DOBSON & JOHNSON, INC. - Last Billed - Same

WHEREAS, by Deed of Trust executed June 24, 1983, and recorded in Book 6084, page 704, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Michael R. Bradford and wife, Madge F. Bradford (Mortgagors) to Albert Wm. Johnson, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Dobson & Johnson, Inc. is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 6084, page 704, Register's Office of said County; and

WHEREAS, Dobson & Johnson, Inc. did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 7573, page 596, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Tuesday, August 9, 1988, at 10:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Dobson & Johnson, Inc., was the highest and best bidder for cash, said bid being in the amount of $51,713.93;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Dobson & Johnson, Inc., their successors and assigns forever, that certain land described as follows:

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Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, pages 118 and 119, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Preston L. Britt and wife, Deborah D. Britt by deed from Michael R. Bradford and wife, Madge F. Bradford of record in Book 6507, page 272, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 9th day of August, 1988, by subscribing hereto my official signature.

C. EDWARD COOMER

C. Edward Coomer
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 9th day of August, 1988, at Nashville, Tennessee.

My Commission Expires:

11-28-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $51,713.93, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of August, 1988, at Nashville, Tennessee.

My Commission Expires:

11-12-89

NOTARY PUBLIC

NOTARY PUBLIC

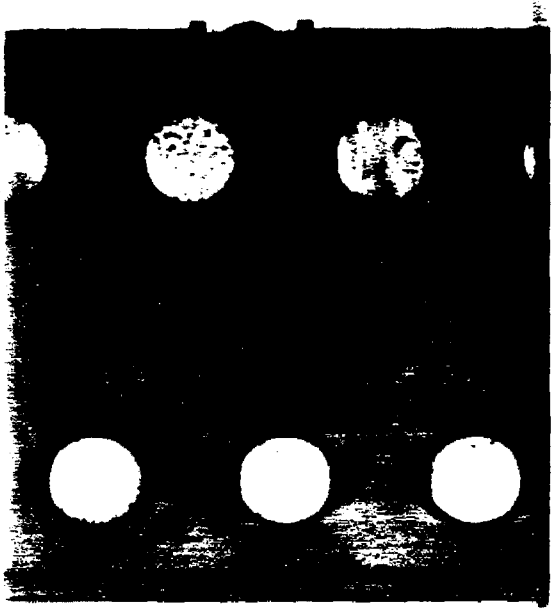
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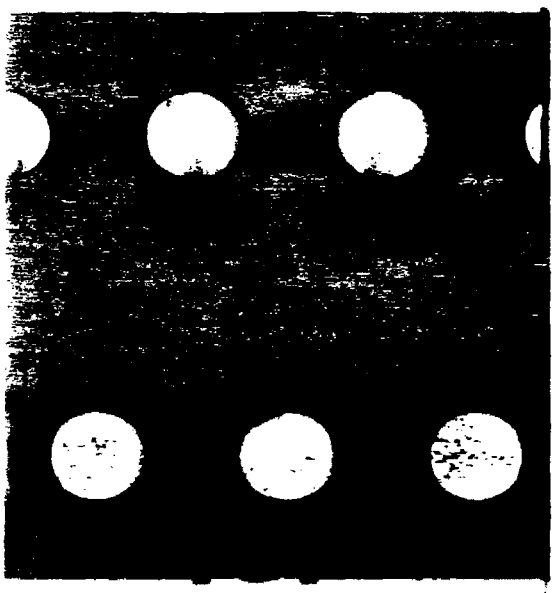
57098

IDENTIFICATION

AUG 9 10 05 AM '88

FILED & WILLIAM DEPISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	51713.93
CON TX	170.61
PRFEE	0.50
MISC	9.00
TOTAL	180.11
CHECK	180.11

08/09/98 01 10:05 0001 5182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57098

IDENTIFICATION REFERENCE

Aug 9 10 05 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 121758