FE 52

BOOK 7653 PAGE 678

Prepared By: Combos & Lawless, P.C.
First American Center
Nashville, TN 37238-0057

**Address of New Owners:** **Send Tax Statements to:** **Map & Parcel:**

First American National Bank
First American Center
Nashville, Tennessee 37237

SAME

**Map 119-01-0**
**Parcel 158.00**

## SUBSTITUTE TRUSTEE'S DEED

**WHEREAS**, default was made in the terms and conditions and payments provided for in a Deed of Trust, which is recorded in Book 7218, page 136, Register's Office for Davidson County, Tennessee;

**WHEREAS**, Robert L. Goodall was unable to serve as Trustee and Jeffrey W. Combos was appointed Substitute Trustee by an instrument of record in Book 7631, Page 786, Register's Office for Davidson County, Tennessee; and

**WHEREAS**, payment not having been made as demanded, I, Jeffrey W. Combos, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock noon, September 15, 1988, at the main door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and

**WHEREAS**, I, Jeffrey W. Combos, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty Thousand and no/100 ($50,000.00) Dollars by First American National Bank, Nashville, Tennessee and said property was knocked off and sold to First American National Bank.

**NOW, THEREFORE**, in consideration of the premises and the sum of Fifty Thousand and no/100 ($50,000.00) Dollars cash in hand paid by First American National Bank, Nashville, Tennessee, I, Jeffrey W. Combos and by these presents do transfer and convey unto First American National Bank, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 213 and the Northerly Part of Lot 214 on the map of Overhill City and W. H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 213 fronts 50 feet on the westerly side of Dortch Avenue and runs back 150 feet on the northerly line and 155 feet on the southerly line to an alley, measuring 50 feet thereon.

The northerly part of Lot No. 214 fronts 25 feet on the westerly side of Dortch Avenue and runs back 150 feet on the northerly line and 155 feet on the southerly line to an alley, measuring 25 feet thereon.

Being the same property conveyed to James P. Fisher by deed from Alvin Fred Sain of record in Book 6477, page 632, Register's Office for Davidson County, Tennessee.

This property is also known as 2211 Dortch Avenue, Nashville, Tennessee 37210.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to First American National Bank, Nashville, Tennessee, forever.

And I covenant with the said First American National Bank, Nashville, Tennessee, 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, that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to First American National Bank, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to First American National Bank no greater title in the subject real estate than I received as Trustee.

Witness my hand this 15th day of September, 1988.

Jeffrey W. Combos
Substitute Trustee

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Jeffrey W. Combos, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 1988.

Commission expires: May 13, 1990

Catherine M. Woods
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 1988.

Commission expires: _____

Notary Public

FILED 2 WILSON TREASURER DAVIDSON CO. TN
SEP 15 4 09 PM '88
IDENTIFICATION
97970

STATE OF TENNESSEE
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

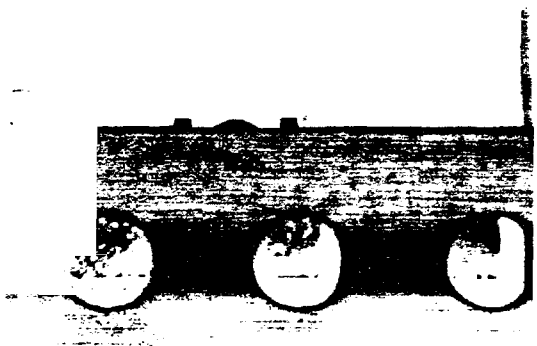
Thomas W. Dawless
AFFIANT

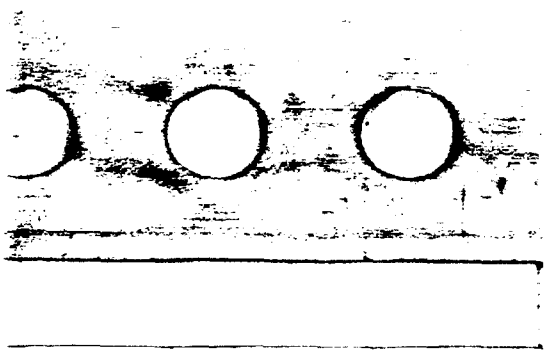
Subscribed and sworn to before me this 15th day of September, 1988.

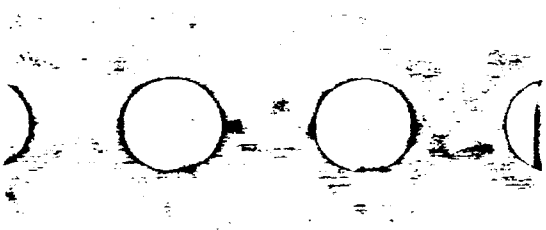
My Commission Expires:
May 13, 1990

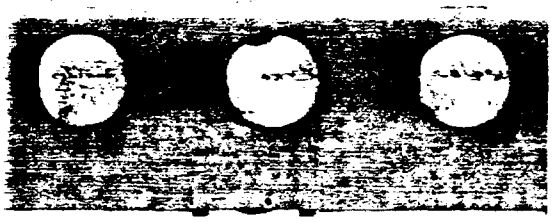
Catherine M. Woods
NOTARY PUBLIC

541 010 03 SEP 88 171.50









# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7653 PAGE 680

| | | |
|---|---|---|
| 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 | 50000.00 |
| CON TX | 165.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 171.50 |
| CHECK | 171.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/15/88 01 0001 7541

67970

IDENTIFICATION REFERENCE

SEP 15 4 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134555