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mail

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Fl., Nashville City Center
511 Union Street
Nashville, TN 37219-2298

Send Tax Bills to New Owner(s):
William E. Oakes
Kenneth Lee Oakes
1104 - Hunters Trail
Franklin Tenn 37064

Map 107-9A
Parcel 8 CO
1283 03/01 0101 03CHECK 102.89

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated May 13, 1987, to Thomas Harwood, Trustee, executed by Joseph DeCapua, as same appears of record in Book 7237, page 968, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas Harwood, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7692, page 424, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in the The Nashville Record a newspaper published in Davidson County, Tennessee, the first insertion appearing on November 10, 1988, and subsequent insertions appearing on November 17, 1988, and November 24, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on December 6, 1988, at 11:00 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to William E. Oakes and Kenneth Lee Oakes at and for the sum of Twenty-eight Thousand Two Hundred Ninety-One and 92/100 ($28,291.92) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by William E. Oakes and Kenneth Lee Oakes, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said William E. Oakes and Kenneth Lee Oakes, their heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, described as follows, to-wit: UNIT NO. 1031, Building "B," in a Horizontal Property Regime, as shown on the Plan of Castlewood Condominiums, as of record in Plat Book 4660, page 62, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Joseph DeCapua, a single person, by a Quitclaim Deed from Kenneth Lee Oakes, a single person, of record in Book 7233, page 800, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto William E. Oakes and Kenneth Lee Oakes, their heirs and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 15th day of December, 1988.

Marilyn Jean Patterson

Marilyn Jean Patterson
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Jean Patterson, 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 15th day of December, 1988.

Barbara J. DeCapua

Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $28,291.92.

Marilyn Jean Patterson
Affiant

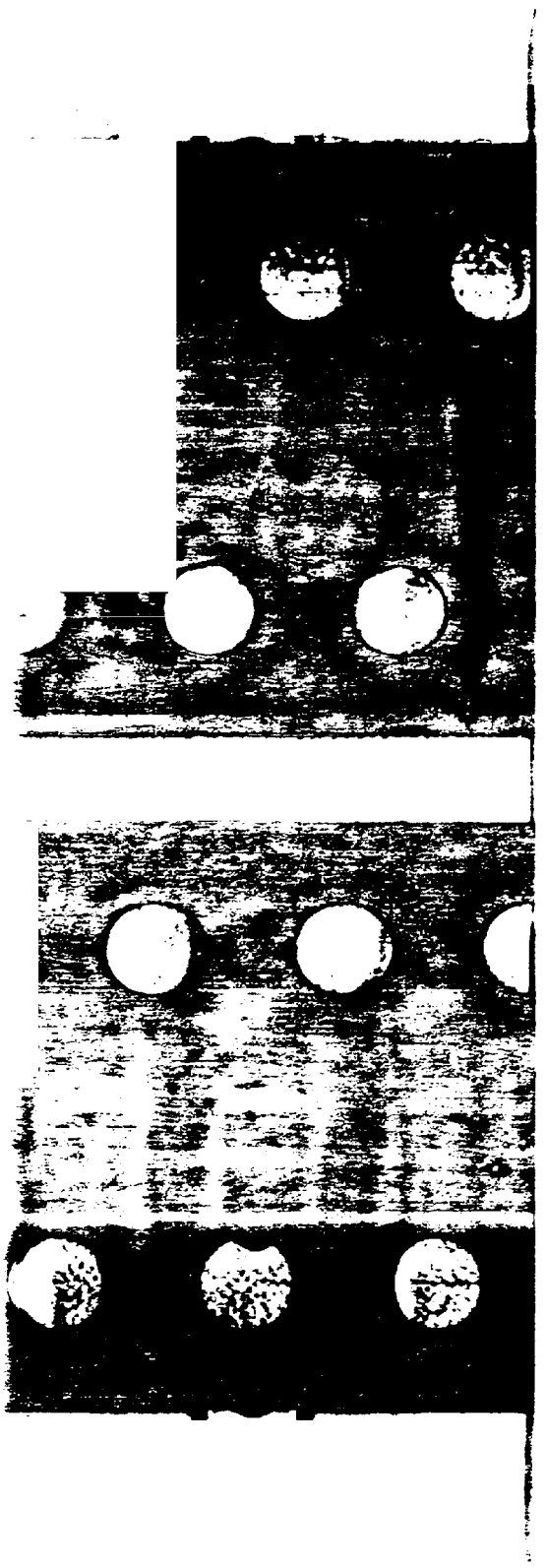
Sworn to and subscribed before me,
this 15th day of December, 1988.

Barbara T. Clarke
Notary Public

My Commission Expires: May 13, 1990

12599

FILED
Mar 1 12 13 PM '89



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	28291.92
CON TX	93.39
PRFEE	0.50
WDEED	9.00
TOTAL	102.89
CHECK	102.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/01/89 01 12:16 0001 1283

12599

IDENTIFICATION

MAR 1 12 13 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185873