Mail

Prepared by Weems & Stroop 162 4th Ave. No. Nashville, TN 37219

SUBSTITUTE TRUSTEE'S DEED

BOOK 7927 PAGE 834

WHEREAS, by Deed of Trust dated December 19, 1986 of record in Book 7105, Page 646 in the Register's Office for Davidson County, Tennessee Robert A. Jones and wife, Claire L. Jones, conveyed the hereinafter described property to John V. Adams, Trustee; and

WHEREAS, by instrument of record in Book 7563, Page 578 in the Register's Office for Davidson County, Tennessee Ronald P. Stroop was appointed Substitute Trustee; and

WHEREAS, the indebtedness secured by said Deed of Trust was declared in default; and

WHEREAS, the hereinafter described property was advertised in accordance with said Deed of Trust on July 27, August 3 and 10, 1989 in the Nashville Record for sale on Wednesday, August 23, 1989 11:00AM to the highest bidder for cash, free from the equity of redemption, statutory right of redemption, homestead and all other exemptions and rights of every kind, which were expressly waived, and subject to unpaid taxes, if any, and all other matters of record having priority over said Deed of Trust; and

WHEREAS, Marie E. Koskey was the highest bidder at said sale with a bid of $55,000.00;

NOW THEREFORE, I Ronald P. Stroop, Substitute Trustee, do transfer and convey all my right, title and interest as Substitute Trustee, and no further, in the following described property to Marie E. Koskey, her heirs and assigns, hereinafter Grantee:

Land in the 10th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1, 2, 3 and 4 except the northwest corner thereof in the subdivision of the Thomas J. Shaw Lands, a plan of which is of record in Minute Book "G", Page 470, County Court for said County, described according to a survey made by Don Shanklin, Surveyor, November 1966, as follows:

BEGINNING at a point in the center of Brick Church Pike, said point being south 46 degrees 26 minutes east 310 feet from the southeast corner of the Rose Taylor property, of record in Will Book 72, Page 89, Probate Court for said County; thence north 35 degrees 12 minutes east 177 feet; thence north 36 degrees 30 minutes west 134.5 feet to a stake; thence north 2 degrees 27 minutes west 320.5 feet to a hackberry: thence north 41 degrees 48 minutes east 75.5 feet to an elm; thence south 88 degrees 00 minutes east 138 feet to a stake; thence south 66 degrees 8 minutes east 133.5 feet to a stake; thence south 17 degrees 17 minutes west 703.5 feet, more or less, to the center of Brick Church Pike; thence with the center of the same north 46 degrees 26 minutes west 150 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Robert A. Jones and wife, Claire L. Jones, by deed from John T. Koskey and wife, Marie E. Koskey, of record in Book 7105, Page 643, in the Register's Office for Davidson County, Tennessee.

To have and to hold the said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

Witness my hand this August 28, 1989.

Ronald P. Stroop, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, Ronald P. Stroop, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the puposes therein contained.

Witness my hand, at office, this 28th day of August, 1989.

Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Ronald P. Stroop
AFFIANT

Subscribed and sworn to before me, this the 28th day of August, 1989.

NOTARY PUBLIC

My commission expires: 9/26/92

This is improved property known as 4153 Brick Church Pike, Nashville, TN 37189.

Address New Owners
Marie E. Koskey
4153 Brick Church Pike
Nashville, TN 37189

Send Tax Bills
Same

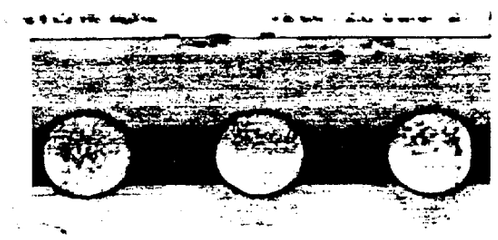
Map-Parcel Number
41 - 85
10D 28260

IDENTIFICATION REFERENCE

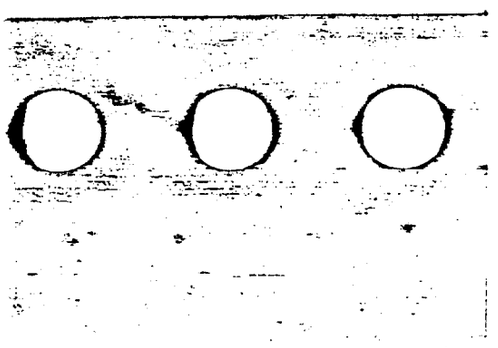
AUG 31 1 29 PM '89
DAVIDSON COUNTY, TN

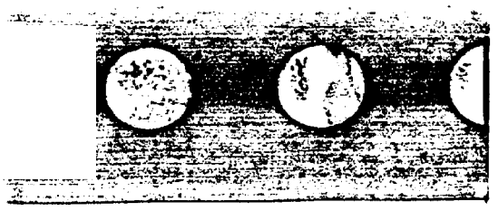
1.761 08/31 0101 03CHECK 183.50

62544









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

RECEIVED OF _____

FOR _____

BOOK 7927 PAGE 836

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 55000.00
CON TX 181.50
PRFEE 1.00
WDEED 6.00
TOTAL 188.50
CHECK 188.50

08/31/89 01 13:31 0001 1361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62544.

IDENTIFICATION REFERENCE

AUG 31 1 29 PM '89

FELIX Z. WILSON II RECORDER
DAVIDSON COUNTY, TN

No. 244554