7L 59

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This Instrument Prepared By:
KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219-0373
(615) 259-3456

Address New Owner:

C. W. FITZGERALD and wife,
LAURA M. FITZGERALD
7631 Bidwell Road
Joelton, TN 37080

Send Tax Statements To:

Same

Map & Parcel:

008-00-0 165.00
Field Book 14D 52056

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments made and provided for in an Installment Deed dated July 16, 1984, executed by EARLIS JOHNSON and wife, BARBARA ANN JOHNSON, to FRANK S. KING, JR., Trustee, which is recorded in Book 6339, page 104, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Installment Deed, I, FRANK S. KING, JR., Trustee, caused said real estate to be advertised in accordance with the provisions of said Installment Deed, advertising that said property would be sold at Nashville, Davidson County, Tennessee, at the front door of the Courthouse, Public Square, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Installment Deed; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, FRANK S. KING, JR., 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 $3,600.00, by C. W. FITZGERALD and wife, LAURA M. FITZGERALD, and said property was knocked off and sold to C. W. FITZGERALD and wife, LAURA M. FITZGERALD;

NOW, THEREFORE, in consideration of the premises and the sum of $3,600.00, cash in hand paid by C. W. FITZGERALD and wife, LAURA M. FITZGERALD, I, FRANK S. KING, JR., Trustee, have this day bargained and sold and by these presents do transfer and convey to C. W. FITZGERALD and wife, LAURA M. FITZGERALD, their successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> BEGINNING at a concrete monument in the westerly margin of Fitzgerald (Bidwell) Road, said monument being the northeast corner of the property conveyed to Steve Butterworth, et ux, by deed of record in Book 6226, page 983, of the Register's Office of Davidson County, Tennessee;
>
> THENCE, with Butterworth's northerly boundary, north 75° 56' 42" west, 685.0 feet to an iron pin;
>
> THENCE, north 35° 20' 21" east, 126.07 feet to an iron pin;
>
> THENCE, south 78° 52' 09" east, 635.0 feet to a concrete monument in the westerly margin of Fitzgerald (Bidwell) Road;
>
> THENCE, with the westerly margin of said road, with a curve to the right (R=195.44 feet; I=8° 46' 40") a distance of 29.44 feet to an iron pin;
>
> THENCE, south 12° 59' 40" west, 120.11 feet to the point of beginning, containing 2.02 acres, more or less.
>
> BEING the same property conveyed to EARLIS JOHNSON and wife, BARBARA ANN JOHNSON, by installment deed from C. W. FITZGERALD and wife, LAURA M. FITZGERALD, of record in Book 6339, page 104, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to C. W. FITZGERALD and wife, LAURA M. FITZGERALD, their successors and assigns forever.

And I covenant with the said C. W. FITZGERALD and wife, LAURA M. FITZGERALD, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the abovementioned Installment Deed, have a good right to sell and convey the same, and that the same is unencumbered, except as aforementioned and

except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to C. W. FITZGERALD and wife, LAURA M. FITZGERALD, their successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 10 day of December, 1990.

FRANK S. KING, JR.
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Parker, a Notary Public in and for the State and County aforesaid, FRANK S. KING, JR., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 10th day of December, 1990.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,600.00

AFFIANT

Subscribed and sworn to before me this 10th day of December, 1990.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

78794

IDENTIF. REFERENCE

DEC 11 1 29 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8342 12/11 0101 CHECK 21.00

3

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 3600.00
				CON TX 11.88
				PRFEE 1.00
				WDEED 9.00
				TOTAL 21.88
				CHECK 21.88
12/11/90	01			13:29 0001 8342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78794

IDENTIF. TREFERENCE

DEC 11 1 29 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 380789