Bk 40

BOOK 8263 PAGE 836

SEND TAX BILLS TO: New Owner
Associates Financial Services Company of Tennessee, Inc.
P.O. Box 110036
Nashville, Tennessee. 37222-0036
Map 105-7
Par. 127

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

RE-RECORD BOOK 8263 PAGE 964

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 8, 1985, and recorded in Book 6532, page 632, Register's Office, Davidson County, Tennessee, BETTYE D. WALL AND HUSBAND, JOE F. WALL conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 30, 1990 and recorded in Book 8247, page 194, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Doyle as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Doyle, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Doyle, Substitute Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement (see proof of publication attached hereto as an exhibit) in in three weekly publications in The Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 3, 10, and 17th, 1990 stating that on December 26, 1990, at 2:00 P.M. at the front or south door of the Davidson County Courthouse on the Public Square in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; restrictive covenants, easements, setback lines; and any and all other prior liens or encumbrances against said real property; any and all redemption rights, including the right of redemption of any

governmental agency, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Doyle, Substitute Trustee, offered said property for sale at public outcry and sold said property to Associates Financial Services Company of Tennessee, Inc. for $13,900.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, and Associates Financial Services Company of Tennessee, Inc., being owner and holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness, together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee. I, Robert F. Doyle, Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said Associates Financial Services Company of Tennessee, Inc. (hereinafter referred to as Grantee) its successors and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being the northerly 42-1/2 ft. front of the southerly 142-1/2 ft. front of the easterly 161 ft. of Block "E" on the plan of Hagan and Merritt Lands, as of record in Minute Book "N", page 241, County Court Clerk's Office, Davidson County, Tennessee, described according to a survey by W. B. Southgate, November 1924.
>
> Being on the westerly margin of Pillow Street at a point 184 ft. southerly from the northeast corner of Block "E" being the southeast corner of the property conveyed to Mrs. Lamiza J. Chrisman by deed from Clarence E. Marshall and wife, of record in Book 866, page 448, RODC; thence with said Christman's southerly line, westwardly 161 ft. to the easterly margin of an alley; thence with said alley southwardly 44 ft. to a point 400 ft. north of the northerly margin of Merritt Avenue; thence eastwardly and parallel with the northerly margin of Merritt Avenue, 161 ft. to the westerly margin of Pillow Street; thence with the same, northerly 42-1/2 ft. to the point of beginning.
>
> Being the same property conveyed to Bettye D. Wall, by quitclaim deed from Robert L. Jackson, Trustee, of record in Book 5566, page 270, as re-recorded in Book 5573, page 857, Register's Office for Davidson County, Tennessee.

This is improved property located at 1307 Pillow Street, Nashville, Tennessee. 37218.

TO HAVE AND TO HOLD said property with the appurtencances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever, but subject to Davidson County real estate taxes, restrictive

Rev. 49

RE-RECORD BOOK 8263 PAGE 966 BOOK 8263 PAGE 838

covenants, easements, setback line and any and all prior liens or encumbrances against said real property.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this 26th day of December, 1990.

RE-RECORD
81803

IDENTIF. REFERENCE
DEC 26 3 45 PM '90
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

Robert F Doyle, Substitute Trustee

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

1996 12/26 0101 03CHECK 58.87

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Doyle, Substitute Trustee, the 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of December, 1990.

Johnnie A Andrews Jukes

MY COMMISSION EXPIRES ~~3/11/90~~ 1/23/94 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,900.00.

81763

IDENTIF. REFERENCE
DEC 26 2 07 PM '90
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

Robert F Doyle

Affiant

2039 12/26/1990 04:08:00

Subscribed and sworn to before me, this 26th day of December, 1990.

Johnnie A Andrews Jukes

MY COMMISSION EXPIRES ~~3/11/90~~ 1/23/94 NOTARY PUBLIC

Nashville Business Journal

RE-RECORD BOOK 8263 PAGE 967

$7.00 each

Mail: P.O. Box 23229 • 37202-3229
Ship: One Church Street • 37201-1645
Nashville, Tennessee
(615) 254-9154 • FAX: 256-9080

PROOF OF PUBLICATON

STATE OF TENNESSEE BOOK 8263 PAGE 839

County of Davidson

Personally appeared before me

of Davidson county, Tennessee Karen Sneed who being first duly sworn, made oath that she is the Classified Mgr. of the NASHVILLE BUSINESS JOURNAL, the Publisher of the NASHVILLE BUSINESS JOURNAL, a weekly newspaper of general circulation, published in the City of Nashville, County of Davidson and State of Tennessee, and that the hereto attached publication appeared in the same on the following dates:

Dec 3 19 90
10 19 90
17 19 90
____ 19 __
____ 19 __
____ 19 __

THE NASHVILLE BUSINESS JOURNAL
By: Karen Sneed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen Sneed with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of the NASHVILLE BUSINESS JOURNAL the within named bargainor, a corporation and that she as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as therein contained by signing the name of the corporation by herself as Classified Mgr.

WITNESS my hand and Official Seal at office this 17th day of December, 1990.

Linda L. Toney
Notary Public

My Commission Expires Sept. 26, 1992

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in Deed of Trust dated April 8, 1985, executed by BETTYE D. WALL AND HUSBAND, JOE F. WALL to Harl Rose, Trustee, and recorded in Book 6532, page 632, Register's Office for Davidson County, Tennessee, to secure the indebtedness therein described, and the entire indebtedness having been declared due and payable as provided for in said Deed of Trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, Robert F. Doyle, as Substitute Trustee by written instrument in the above mentioned Register's Office, notice is hereby given that I, Robert F. Doyle, Substitute Trustee, under the power and authority vested in me by said Deed Of Trust, and having been requested to do so by the lawful owner and holder of said debt, will on DECEMBER 26, 1990, at 2:00 P.M. (Two O'clock P.M.) at the front or South door of the Davidson County Courthouse on the Public Square in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, the statutory right of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Deed of Trust, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 42-1/2 ft. front of the southerly 142-1/2 ft. front of the easterly 161 ft. of Block "E" on the plan of Hagan and Merritt Lands, as of record in Minute Book "N", page 241, County Court Clerk's Office, Davidson County Tennessee, described according to a survey by W.B. Southgate, November 1924.

Being on the westerly margin of Pillow Street at a point 184 ft. southerly from the northeast corner of Block "E" being the southeast corner of the property conveyed to Mrs. Lamiza J. Chrisman by deed from Clarence E. Marshall and wife of record in Book 866, page 448, RODC; thence with said Chrisman's southerly line, westwardly 161 ft. to the easterly margin of an alley; thence with said alley southwardly 44 ft. to a point 400 ft. north of the northerly margin of Merritt Avenue; thence eastwardly and parallel with the northerly margin of Merritt Avenue, 161 ft. to the westerly margin of Pillow Street; thence with the same, northerly 42-1/2 ft. to the point of beginning.

Being the same property conveyed to Bettye D. Wall, by quitclaim deed from Robert L. Jackson, Trustee, of record in Book 5566, page 270, Register's Office for Davidson County, Tennessee.

This is improved property located at 1307 Pillow Street, Nashville, Tennessee.

This sale is subject to any and all Davidson County real estate taxes; restrictive covenants, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property.

ROBERT F. DOYLE, SUBSTITUTE TRUSTEE
301 Stahlman Building
Nashville, Tennessee, 37201
Insertion Dates: December 3, 10, 17, 1990

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.