Mail

THIS INSTRUMENT PREPARED BY: G. WAYNE DETRING, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

MAP 61-16
PARCEL 255

SEND TAX BILLS TO:
FIRST CUMBERLAND BANK
P.O. Box 710
Madison TN 37116

BOOK 8479 PAGE 238

DEED BY SUBSTITUTE TRUSTEE UNDER FORECLOSURE

This Deed made and entered into this 29th day of October, 1991, by and between G. WAYNE DETRING, Substitute Trustee, hereinafter referred to as "PARTY OF THE FIRST PART"; and FIRST CUMBERLAND BANK, with full power to sell, convey, mortgage, encumber, transfer or otherwise deal with said property in any manner without joinder of beneficiary, hereinafter referred to as "PARTY OF THE SECOND PART."

W I T N E S S E T H :

THAT, WHEREAS, MICHAEL CRADDOCK and wife, KIMBERLY J. CRADDOCK did convey in trust to MICHAEL W. EDWARDS, Trustee, upon the land hereinafter described, a Deed of Trust dated June 14, 1991, and recorded in Book 8387, Page 499, Register's Office for Davidson County, Tennessee, to secure the payment of a certain promissory note in the amount of $39,250.00, payable to the order of First Cumberland Bank, all as fully set forth in said Deed of Trust, which note is now held by First Cumberland Bank.

THAT, WHEREAS, the indebtedness thereby secured in the above described Deed of Trust being overdue and unpaid, the holder of said indebtedness having appointed G. Wayne Detring as Substitute Trustee of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee, and having called upon the said Substitute Trustee to foreclose said Deed of Trust, said Substitute Trustee, after due advertisement as required by law, and upon the terms of the Deed of Trust, offered

said land for sale at the Courthouse in Nashville, Davidson County, Tennessee, on the 29th day of October, 1991, at 8:30 a.m., Central Standard Time, when and where First Cumberland Bank, Trustee, became the last and highest bidder at the price of $25,000.00.

NOW, THEREFORE, the said G. Wayne Detring, Substitute Trustee, as aforesaid, in consideration of the premises and the said sum aforesaid, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto the said FIRST CUMBERLAND BANK, its successors and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60 of the Resubdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2 Plan of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Michael Craddock by deed from W.H. Dorris, unmarried, of record in Book 8173, Page 937, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto, belonging to FIRST CUMBERLAND BANK, its successors and assigns forever, in as full and ample a manner as the said Substitute Trustee has the power to convey the same, but the said Substitute Trustee does not warrant the title to this property in any manner whatsoever except as to his power vested to him to convey same.

IN TESTIMONY WHEREOF, the said G. Wayne Detring, as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

Wayne Detring
G. WAYNE DETRING
Substitute Trustee

6501 11/05 0101 03CHECK 102.50

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared G. Wayne Detring, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville Tennessee, this 29th day of October, 1991.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

STATE OF TENNESSEE)
COUNTY OF Sumner)

I affirm and make oath that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wayne Detring
AFFIANT

Sworn to and subscribed before me, this 29th day of October, 1991.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

FILED FOR RECORD
DAVIDSON COUNTY, TN
Nov 5 9 07 AM '91

IDENTIFICATION REFERENCE

5.9.6.3.6.

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

RECEIVED OF _____

FOR _____

BOOK 8479 PAGE 241

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL 102.50
CHECK 102.50

11/05/91 01 09:09 0001 6501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 6 3 6

IDENTIFICATION REFERENCE

Nov 5 9 07 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 473648