36

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 8514 PAGE 115

SUBSTITUTE TRUSTEE'S DEED

Name and Address of New Owner: Mr. Joe Webber 249 Eisenhower Drive Nashville, TN 37211
Send Tax Bills To: Same
Street Address of Subject Property: — Map-Parcel No: 15, 17, 19 and 21 Lindsley Avenue — 93-15-080 Nashville, TN — 93-15-081 93-15-082 93-15-083

THIS INSTRUMENT made and entered into on this the 20th day of December, 1991, by and between David B. Herbert, Substitute Trustee, party of the first part, and Joe Webber, party of the second part.

WHEREAS, a Deed of Trust dated the 10th day of July, 1986, of record in Book 6915, Page 42, Register's Office for Davidson County, Tennessee, said Deed of Trust having been amended and modified by instruments of record in Book 7889, page 851, and Book 8181, page 98, Register's Office for Davidson County, Tennessee, Lindsley Associates, Inc. conveyed to Gerald D. Richardson, Trustee, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Thirty Thousand and No/100 ($30,000.00) Dollars; and,

WHEREAS, a Deed of Trust dated the 20th day of September, 1985 of record in Book 6667, page 973, Register's Office for Davidson County, Tennessee, said Deed of Trust having been assigned

to Joseph S. Webber of record in Book 7385, page 492, and amended in Book 7385, page 493, Book 7660, page 269 and Book 7889, page 849, Register's Office for Davidson County, Tennessee, and further amended in Book 8181, page 94, Register's Office for Davidson County, Tennessee, Lindsley Associates, Inc. conveyed to Glen L. Lawrence, Trustee, the hereinafter described real estate, to secure a Note of even date therewith in the original principal amount of Fifty Thousand Six Hundred Fifty-Six Dollars and 50/100 ($50,656.50) Dollars, said amendments increasing the indebtedness to Eighty-Three Thousand Six Hundred Fifty-Six and 50/100 ($83,656.50) Dollars; and,

WHEREAS, the holder of said Note appointed the party of the first part as Substitute Trustee in accordance with the terms and conditions of said Deeds of Trust in instruments of record in Book 8426, page 87, and Book 8426, page 88, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Notes, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deeds of Trust, the Substitute Trustee did advertise the time, place, and terms thereof in the **Nashville Record** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: November 28, 1991, December 5, 1991 and December 12, 1991; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deeds of Trust, on the 20th day of December, 1991, at Ten O'Clock (10:00) A.M., the Substitute Trustee offered said property for sale at the South Door of the Courthouse in Davidson County, Tennessee, there being no demand for a separation of the sale of the various lots under the two Deeds of Trust, sold the same in combination and simultaneously called out said foreclosure sales under both Deeds of Trust, and after receiving competitive bids, sold said property to Joe Webber at the price of One Hundred Forty Thousand and No/100 ($140,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said David B. Herbert, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deeds of Trust, for and in consideration of the sum of One Hundred Forty Thousand and No/100 ($140,000.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said Joe Webber, his successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

Three tracts of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I: Being the northerly 152.2 feet on the easterly line and the northerly 143.0 feet on the westerly line of the westerly 9.25 feet of Lot No. 55 and the easterly 98.51 feet of Lot No. 56, all on the plan of the Nashville University Property, of record in Book U, page 212, Register's Office for said county. Said portions of said Lots Nos. 55 and 56 front together 107.76 feet on the southerly margin of Lindsley Avenue and extend back 152.2 feet on the easterly line and 143.0 feet on the westerly line to a dead line in the rear, measuring 108.1 feet thereon.

Tract II. Being part of Lot No. 56 on the Map of Nashville University property Plan of record in Book U, page 212, Register's Office for Davidson County, Tennessee. Said part of Lot No. 56 fronts 97.75 feet on the southerly side of Lindsley Avenue and extends back between parallel lines along the easterly margin of First Avenue South, formerly Maple Street, 188 feet to the controlled access highway.

BEING the same property (Tract I and Tract II) conveyed to Lindsley Associates, Inc. by deed from J & L Builders, a partnership composed of James A. Powell and Larry W. Powell of record in Book 6653, page 147, Register's Office for said County.

TRACT III. Land in Davidson County, Tennessee, being part of Lot No. 55 on the plan of the Nashville University Property, as of record in Book "U", page 212, Register's Office for Davidson County, described as follows:

Beginning on the southerly margin of Lindsley Avenue, 134 feet westerly from the westerly margin of University Street, being Sweeny's northwest corner; thence with the southerly margin of said Avenue, westwardly 63 feet to the northeast corner of the Hicks lot; thence with the east line of the Hicks lot, southwardly 152 and 2 tenths feet to the northerly margin of line established by Tennessee Department of Highways, thence

eastwardly 53 and 2 tenths feet, thence northwardly 156 and 7 tenths feet to line of beginning.

BEING that same property conveyed to Lindsley Associates, Inc. by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6876, page 73, Register's Office for Davidson County, Tennessee.

This is improved property known as 15-21 Lindsley Avenue, Davidson County, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto Joe Webber, his successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Substitute Trustee, does hereby transfer, assign, and setover unto Joe Webber, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 20th day of December, 1991.

David B. Herbert, Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared David B. Herbert, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of December, 1991.

Mary Ann Selley
NOTARY PUBLIC

My commission expires: 3-26-94

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 1991.

NOTARY PUBLIC

My commission expires: 9-16-95

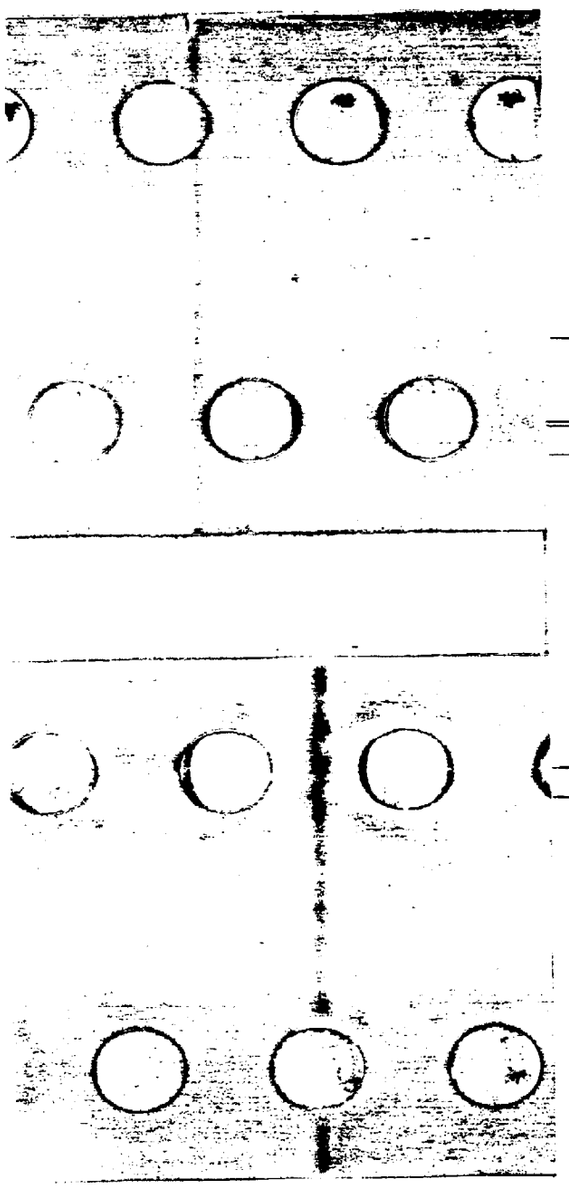
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TENNESSEE REFERENCE

Dec 23 3 10 PM '91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8514 PAGE 120

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 15.00
TOTAL 534.00
CHECK 534.00

12/23/91 01 15:12 0001 4971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7150 3

IDENTIFICATION REFERENCE

Dec 23 3 10 PM '91

No. 487449