63

BOOK 8640 PAGE 415

| ADDRESS NEW OWNER | SEND TAX BILLS TO | This Instrument Prepared By: |
|---|---|---|
| Roger Womble<br>8221 Old Spring Hwy.<br>Goodlettsville, TN 37072 | Same | Ingram & Lowe Attorneys<br>405 Two Mile Pike, Suite A<br>Goodlettsville, TN 37072 |

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 28, 1991, of record in Book 8492, Page 354, Register's Office for Davidson County, Tennessee, Dave Gober, conveyed certain real property therein described to William D. Castleman, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated April 3, 1992, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of William D. Castleman, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8592, Page 766, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Business Journal a newspaper published in Davidson County, Tennessee, said notice being first published on April 20, 1992, and thereafter on April 27, and May 4, 1992, which notice of sale advertised the sale of the property hereinafter described for May 11, 1992, at 1:20 P.M.; and

WHEREAS, on May 11, 1992 at 1:10 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Forty One Thousand Two Hundred Fifty and No/100 Dollars ($41,250.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Roger Womble, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the easterly one-half of Lot No. 83 on the subdivision of Lockland-Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said County,

Said part of Lot No. 83 fronts 50 feet on the northerly side of Forrest Avenue, formerly Morrow Street, and runs banck 326 feet, more or less, on the easterly line and 325 feet, more or less, on the westerly line to a dead line,

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

measuring 50 feet thereon.

Being the same property conveyed to the within named Grantor, by deed of even date, which instrument is being recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said Roger Womble, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 11th day of May, 1992.

John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 1992, before me personally appeared John H. Lowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Notary Public

My commission expires: 1-27-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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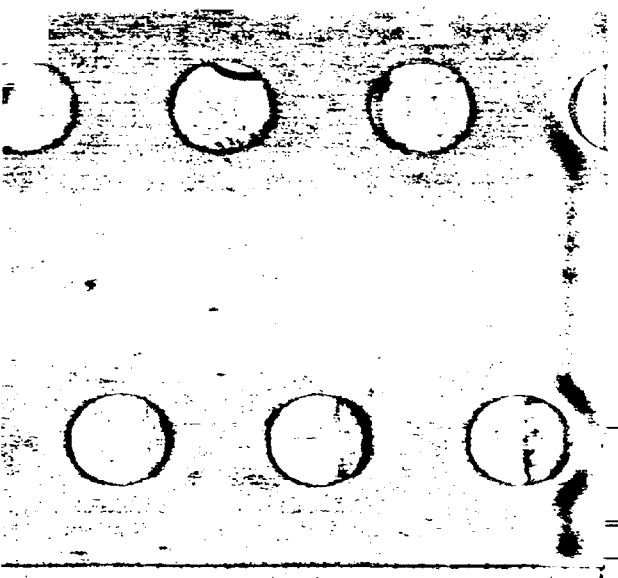
The actual consideration for this transfer or value of the property (whichever is greater) is $40,600.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of May, 1992.

Notary Public

My commission expires: 1-27-96



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

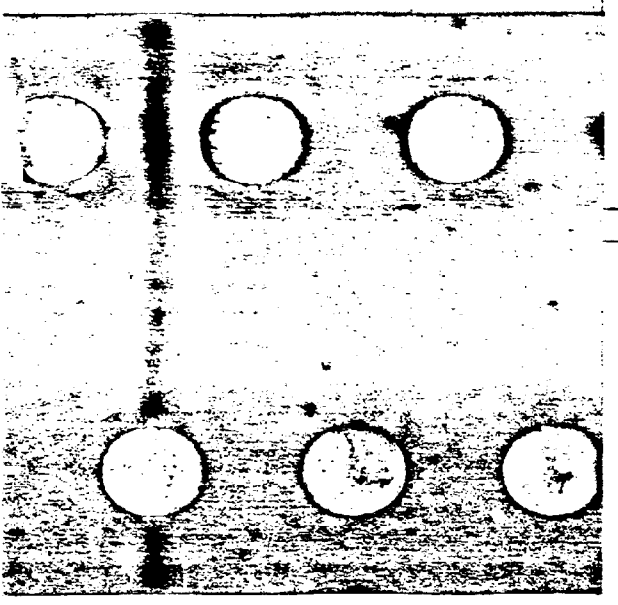
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FOR _____

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| | | |
|---|---|---|
| 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 | 40600.00 |
| CON TX | 150.22 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 157.22 |
| CHECK | 157.22 |

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**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

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JUN 2 10 22 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536590