THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

Boy 20

BOOK 8685 PAGE 538

NEW OWNER
P.L. Severy and wife,
Sara Severy
2204 Fox Ave.
Nashville, TN 37211

SEND TAX BILLS TO
SAME

MAP/PARCEL
82-8
0
19W19320

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 16, 1984, **Ralph Emerton and wife, Leona C. Emerton** executed a Installment Deed to Phillip Saindon, Trustee, to secure a promissory note in the original amount of **TWENTY THREE THOUSAND AND NO/100 ($23,000.00) DOLLARS** same being payable to **Houston Hill** said note being payable in monthly installments as set out in the Installment Deed aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 6294, Page 485 and;

WHEREAS, by Instrument of record in Book _____, Page _____, Rick M. Johnson was appointed as Substitute Trustee.

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said Note and Installment Deed, the holder thereof declared the entire indebtedness due and owing, and;

WHEREAS, the owner and holder of the said indebtedness directed the said, **Rick M. Johnson, Substitute Trustee**, to sell the said property described in the Installment Deed and in accordance with the terms thereof, and pursuant to said direction, **Rick M. Johnson, Substitute Trustee**, did advertise the sale property for sale as provided in said Installment Deed, by giving three (3) consecutive publications, namely **June 18, 1992, June 27, 1992 and July 2, 1992**, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption dower and homestead, and all other exemptions of every kind, all of which are expressly waived in the Installment Deed.

PURSUANT to said advertisement, on **July 10, 1992 and July 17, 1992** at 10:00 a.m. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Substitute Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equities as provided in said Installment Deed, at which time P.L. Severy and wife, Sara Severy _____ submitted the highest and best bid of TWENTY THREE THOUSAND AND NO/100 ($23,000.00) DOLLARS in the amount of cash.

NOW THEREFORE, in consideration of the premises, **Rick M. Johnson, Substitute Trustee**, does hereby sell, transfer and convey to P.L. Severy and wife, Sara Severy successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the southerly one-half of Lot No. 183 and all of Lot No. 184 on the Map of Overhill City and W. H. Fox's Subdivision of part of the Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County, described as follows:

Said part of Lot No. 183 and all of Lot No. 184 front together 75 feet on the easterly side of Fox Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ralph Emerton and wife, Leona C. Emerton by deed from Houston Hill of record in Book 6294, page 485, said Register's Office.

This is improved property located at: **2204 Fox Ave., Nashville, TN 37211**

Rick M. Johnson, Substitute Trustee, conveys to P.L. Severy and wife, Sara Severy all the rights conveyed to him as said Substitute Trustee, in said Installment Deed, including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all his actions in the premises being solely as trustee and not otherwise, under the power vested in him under said Installment Deed hereinabove referred to and not as an individual.

Witness my hand in Nashville, Tennessee, this 21 day of July, 1992.

RICK M. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rick M. Johnson, 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, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of JULY, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 23,000.00.

Annie M Bass
AFFIANT

Subscribed and sworn to before me, this the 27 day of July, 1992

Felix Z Mabry Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

31039

IDENTIF. TREFERENCE

Jul 28 9 51 AM '92

FELIX Z. MABRY JR. REGISTER
DAVIDSON COUNTY TN.

9510 07/28 0101 03CHECK 98.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8685 PAGE 541

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 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 12.00
TOTAL 98.10
CHECK 98.10

07/28/92 01 09:52 0001 9510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31039

IDENTIF. TREFERENCE

JUL 28 9 51 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 554190