BOOK 8689 PAGE 959

32951

IDENTIF. REFERENCE

JUL 31 11 47 AM '92

DAVIDSON COUNTY, TN.

This Instrument Prepared By:

Arthur K. Lowen
Attorney at Law
201 4th Avenue North
Suite 1100
Nashville, Tn 37219

FROM: ARTHUR K. LOWEN, SUBSTITUTE TRUSTEE

TO: EDWIN B. RASKIN, TRUSTEE
110 WESTWOOD PLACE
BRENTWOOD, TENNESSEE 37027

Map No. 81-11
Parcel No. 256

SEND TAX BILLS TO: NEW OWNER

1224 07/31 0101 03CHECK 87.00

NO MORTGAGEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Roger J. Gonzalez and wife, Mary F. Gonzalez executed an Installment Deed on the 18th day of April, 1985, which was recorded in Book 6547, Page 127, Register's Office for Davidson County, Tennessee, conveying to Edwin B. Raskin, Trustee, the property hereinafter described to secure the payment of a Note referred to in said Installment Deed; and

WHEREAS, Arthur K. Lowen has been appointed Substitute Trustee by the owner and holder of said Installment Deed Note by an instrument of record in Book 8570, Page 552, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Note and/or the Installment Deed securing the same, and the note holder, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Substitute Trustee, the GRANTOR herein, to advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Installment Deed, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to the said advertisements, the sale was held at the time and place advertised, to-wit: July 29, 1992 at 10:00 AM at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from the equity of redemption, the statutory right of redemption, homestead and all other exemptions and rights of every kind, all of which were expressly waived in said Installment Deed; and

WHEREAS, the GRANTEE herein, Edwin B. Raskin, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, being the highest and best bidder at said sale with a bid of Twenty Thousand and 00/100 ($20,000.00) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of Twenty Thousand and 00/100 ($20,000.00) Dollars, paid by Edwin B. Raskin, Trustee, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Edwin B. Raskin, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder

of any beneficiary, his heirs, successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 346 in McGavock and Wetmore's Addition to Nashville, a Plan of which is of record in Book 21, Page 41, Register's Office for said County.

Said Lot No. 346 fronts 100 feet on the westerly side of (the former) Hendershott Street and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Roger J. Gonzalez and wife, Mary F. Gonzalez, by Installment Deed from Edwin B. Raskin, Trustee, as of record in Book 6547, Page 127, said Register's Office.

The above description is the same as in the previous deed of record with respect to this property, no boundary survey having been made in connection with this conveyance.

This is improved property commonly known as 1705/1707 16th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Edwin B. Raskin, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, his heirs, successors and assigns, forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in the Substitute Trustee in said Installment Deed; and said Substitute Trustee, the GRANTOR herein, does hereby transfer and assign to Edwin B. Raskin, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, his heirs, successors and assigns, all the warranties and covenants made in said Installment Deed. However, the GRANTOR conveys as Substitute Trustee only, and makes no warranties whatsoever.

This conveyance is made subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Substitute Trustee, has hereunto set his hand this 29th day of July, 1992.

Arthur K. Lowen
Substitute Trustee

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 Arthur K. Lowen, 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.

Witnes my hand and official seal at Nashville, Tennessee, this 29th day of July, 1992.

E. Lee Lyell
Notary Public

My Commission Expires:

9/26/93.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Twenty Thousand and 00/100 ($20,000.00) Dollars.

Affiant

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1992.

E. Lee Lyell
Notary Public

My Commission Expires:

9/26/93.

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

RECEIVED OF _____

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

07/31/92 01 11:45 0001 1524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32951

IDENTIF. REFERENCE

JUL 31 11 47 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556175