NAME: Billy L. Pugh
and Betty Jo Pugh
S&K#: 92-0165
LOAN#: 31224113

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 9, 1972, recorded in Book 4657, Page 601, Register's Office of Davidson County, Tennessee, Raymond D. Rowe et ux Rita Faye Rowe, conveyed to Richard D. Cahoy, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8554, page 548, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **WEDNESDAY, MAY 6, 1992**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to William B. Owen, whose address is 2116 Golf Club Lane, Nashville, Tennessee 37215, at and for the sum of $11,183.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by William B. Owen, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said William B. Owen, his heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 52 in the Re-subdivision of Lots 7, 8, 9, 10 and parts of Lots 6, 11, 12 and 13, Cumberland Nurseries Plan, of record in Book 332, Page 36, Register's Office for said County.

This legal description is identical with that in Deed recorded in Book 4657, Page 601, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433(c)(1). Attached hereto is a copy of the said notice.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 4657, Page 601, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 4824, page 830, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto William B. Owen, his heirs, successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the 7th day of May, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of May, 1992, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

My Commission Expires 2-13-96

Debbie J. Hearn
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $11,183.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joe M. Kirsch
Affiant

Subscribed and sworn to before me on the 7th day of May, 1992.

My Commission Expires 2-13-96

Debbie J. Hearn
Notary Public

PROPERTY ADDRESS: 103 Rose Street, Nashville, TN 37210

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William B. Owen
2116 Golf Club Lane
Nashville, TN. 37215

S & K #:92-0165

Map & Parcel - 119-2-146

THIS INSTRUMENT WAS PREPARED BY:
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TN. 38124-1155

PICK-UP
FELIX E. ... REGISTER
DAVIDSON COUNTY TN.
JUL 31 4 14 PM '92
IDENTIF. REFERENCE
33144

LAW OFFICE OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155
(901) 767-5566

March 3, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 806 100 081

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 103 Rose Street, Nashville, TN 37210
Property Owner(s): Billy L. Pugh and Betty Jo Pugh

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Marsh Associates, Inc., I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Astoria Federal Savings and Loan Association.

The legal description of the property is:

Described land in Davidson County, Tennessee, being Lot No. 52 in the Re-subdivision of Lots 7, 8, 9, 10 and parts of Lots 6, 11, 12 and 13, Cumberland Nurseries Plan, of record in Book 332, Page 36, Register's Office for said County.

Your Notice of Tax Lien was filed: Book 6288, Page 833.

County: Davidson
Date: May 4, 1984
District:

and has Account Number: Misc. - Business Taxes: 1-413481120-001-7

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: May 6, 1992
Time: 10:00 a.m.

The approximate amount of the principal obligation including interest is $9,566.28.

54 03/3/ 01:01 PCHECK 58.07

The approximate expenses will be:

Advertisement	$261.00
Attorney fee	$300.00
Recording	$ 18.00

Please advise immediately of any problems or objections.

Sincerely,

Joe M. Kirsch

Encl.
cc: Marsh Associates, Inc.

released Book 8674 page 380

P 806 100 081

Certified Mail Receipt
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

of Tenn.

ZIP Code

$

ery Fee

livery Fee

pt Showing
Date Delivered

pt Showing to Whom.
ess of Delivery

ge $300

Date
3-3-92

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
State of Tenn.
Commissioner of Revenue
Andrew Jackson St. Office Bldg
Nashville, Tn.

4a. Article Number
P 806 100 081

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee) 3024 Dave Anderson

6. Signature (Agent) MAR 5 - 1992

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, November 1990 ☆U.S. GPO: 1991—287-065 DOMESTIC RETURN RECEIPT

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8690 PAGE 705

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 11183.00
MOR TX 41.07
ERR CO
MOR TX 41.07-
CON TX 41.07
PRFEE 1.00
WDEED 16.00
TOTAL 58.07
CHECK 58.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/92 01 16:11 0001 1754

IDENTIF. REFERENCE

33144

JUL 31 4 14 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 556402