BOOK 8869 PAGE 425

# TRUSTEE'S DEED

**THIS INDENTURE**, made this 19th day of February, 1993, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and Barry W. Miller et ux Monica Miller, Party of the Second Part.

## WITNESSETH:

That, WHEREAS, on the 19th day of April, 1978, Ronnie L. Dixon and wife, Linda R. Dixon, executed a Deed of Trust to Phillip E. Hill and John G. Doak, Trustee, to secure a Promissory Note in the original amount of $40,900.00, the same being payable to The Kissell Company, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 5276, Page 81, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 8th day of January, 1993, in Book 8835, Page 994, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Primrose Acres, Section One, as of record in Book 2663, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 95 feet on the southerly side of Hamblen Drive and runs back between lines 304.6 feet on the easterly line and 351.7 feet on the westerly line to a line at rear measuring 165 feet thereon.

Being the same property conveyed to Ronnie L. Dixon and wife, Linda R. Dixon by deed from Margaret G. Little, recorded in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 19th day of February, 1993, at 10:30 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 39,300.00, being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

Barry Wayne Miller
Monica Miller

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Barry and Monica Miller
(NAME OF PERSON OR AGENCY)

169 Lelawood Circle, Nashville, TN 37209
(ADDRESS OF ABOVE PARTY)

MAP PARCEL NO:
42-3-77

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Chas Child
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

5437 02/19 0101 03CHECK 154.41

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Tennessee, this 19th day of February, 1993.

Thomas L. Sech
NOTARY PUBLIC
My Commission Expires: 3-23-96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 39,300
Monica Miller
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Feb. 1993.
D. Edwards
Deputy Register

93991

IDENTIFICATION REFERENCE

FEB 19 2 42 PM '93

DAVIDSON COUNTY, TN

PICK-UP

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8869 PAGE 427

| | | |
|---|---|---|
| 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 | 39300.00 |
| CON TX | 145.41 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 154.41 |
| CHECK | 154.41 |

02/19/93 01 14:40 2001 5437

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

939.91

IDENTIFICATION REFERENCE

FEB 19 2 42 PM '93

DAVIDSON COUNTY, TN

**No.** 623065