BOOK 8885 PAGE 445

# SUBSTITUTE TRUSTEE'S DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 9,332.52

Affiant

Sworn to and subscribed before me this 5th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: 9-16-95

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

MAR 11 10 39 AM '93
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

PICK-UP
9 9 4 0 8

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| T. C. Jones, et ux | Same | Map 82-13 |
| 150 Kenner Avenue | | Par. 59 and 60 |
| Nashville, TN 37205 | | |

1417 93/11 1031 03C-ECK 43.41

**WHEREAS,** under an Installment Deed, dated February 19, 1990, and recorded in Book 8049, Page 860, Register's Office for Davidson County, Tennessee, SAUNDRA BRYANT, conveyed to MIKE LAWSON, Trustee, the herein described property; and

**WHEREAS,** default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

**WHEREAS,** ROBERT F. SPANN, having been appointed as Substitute Trustee by an instrument of record in Book 8758, Page 859, Register's Office for Davidson County, Tennessee; and

**WHEREAS,** the lawful owner and holder of said indebtedness requested ROBERT F. SPANN, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

**WHEREAS,** I, ROBERT F. SPANN, Substitute Trustee, did give twenty days notice of the time, place, and terms of the sale by an advertisement in three weekly publications, and it appeared in the *Nashville Record* on the dates of February 11, 18 and 25, 1993, stating that on March 5, 1993, at 10:30 A.M. at the front door of the Courthouse, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash, free and clear of the equity of homestead, redemption, and dower, which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and other encumbrances which may appear of record in the Register's Office for Davidson County, Tennessee; and

**WHEREAS,** on said date at the time and place stated in said advertisement, and on said terms, I, ROBERT F. SPANN, Substitute Trustee, offered and sold said property to T. C. Jones and wife, Sara Jane Jones, for $9,332.52, which was the highest, best, and last bid.

**NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM** of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, ROBERT F. SPANN, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said T. C. Jones and wife, Sara Jane Jones, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

BEING Lots No. 25 and 26 in Block "B" of the Bransford Realty Company's North Hill Addition, a plan of which is of record in Book 332, page 72 of the Register's Office for Davidson County, Tennessee. Said Lot No. 25 fronts thirty-five (35) feet on the north side of Locklayer Street and extends back northerly between parallel lines 100 feet, more or less to an alley. Said Lot No. 26 fronts 35 feet on the north side of Locklayer Street and extends back northerly between parallel lines 100 feet, more or less to an alley.

BEING the same property conveyed to SAUNDRA BRYANT, by Installment Deed from T. C. JONES and wife SARA JANE JONES, of record in Book 8049, page 868, Register's Office for Davidson County, Tennessee.

**TO HAVE AND HOLD** said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successor and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

**WITNESS** my hand on this the 5th day of March, ~~1993~~.

Robert F. Spann

ROBERT F. SPANN, Substitute Trustee

Sub. Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

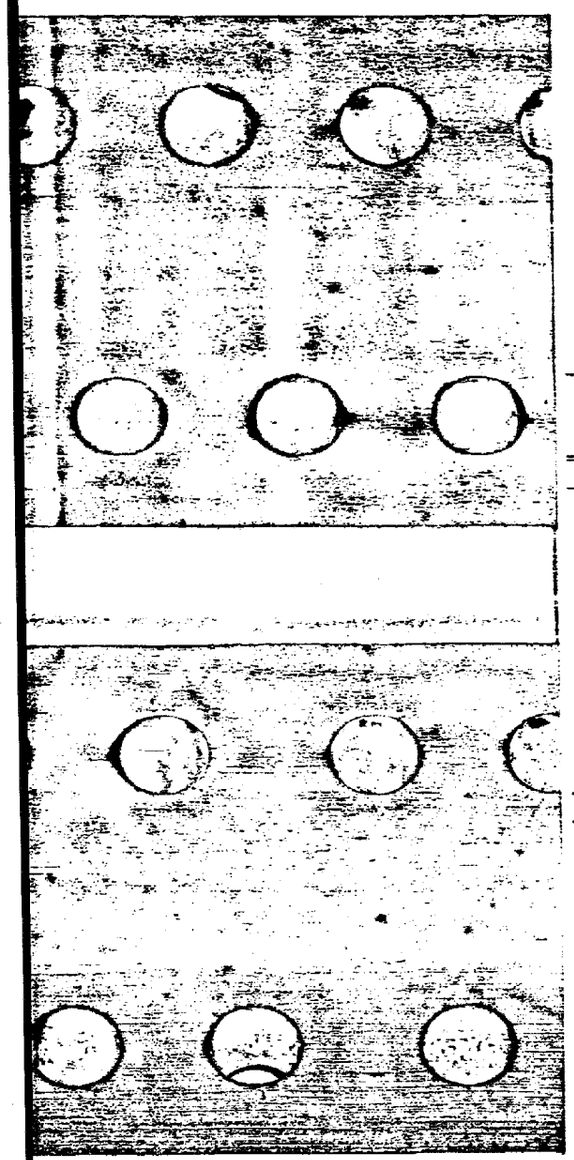
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. SPANN, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 1993.

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9-16-95



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

RECEIVED OF _____

FOR _____

BOOK 8885 PAGE 447

| | | |
|---|---|---|
| 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 | 9332.52 |
| CON TX | 34.41 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 43.41 |
| BY BANK | 43.41 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

03/11/93 01 10:38 0001 1417

99408

IDENTIFY REFERENCE

MAR 11 10 39 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.628953