Bot 44

SEND TAX BILLS TO:
Auto Glass Employees Federal
Credit Union
6201 Centennial Boulevard
P.O. Box 90405
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
Suite 500, One Church St. Bldg.
Nashville, Tennessee 37201

Map 91-14
Parcel 3

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of June, 1991, Paul A. Kelton, Jr. and wife, Jackie Kelton, executed a Deed of Trust conveying to Andrew B. Gibson, Jr., Trustee, certain land to secure a note in the amount of $23,109.92, payable to Liberty Financial Services, Inc., as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 8278, Page 844, to which reference is here made, and

WHEREAS, the said Andrew B. Gibson declined to serve as Trustee, and thereafter Michael I. Mossman was named Substitute Trustee by instrument of record in Book 8900, Page 266, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Substitute Trustee, in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely April 12, April 19 and April 26, 1993, in the Nashville Business Journal, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and

PURSUANT to said advertisement, on May 7, 1993, at 12:10 P.M. at the South Door of the Courthouse in Davidson County, Tennessee, he, as such Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real

property, at which time Auto Glass Employees Federal Credit Union, submitted the highest and best bid in the amount of $12,500.00.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Substitute Trustee, does hereby sell, transfer, and convey to Auto Glass Employees Federal Credit Union, their successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being the southerly 50 feet of Lots nos. 172 and 173, on the Plan of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County.
>
> Said parts of said lots front 50 feet on the westerly side of Newton Avenue and runs back between parallel lines along the north margin of an alley, 100 feet to the east line of Lot 171 on said plan.
>
> Being the same property conveyed to Paul A. Kelton, Jr. and wife Jackie Kelton by deed from Richard Lee Greer and wife Kay Greer of record in Book 7314, page 336, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 507 Newton Drive, Nashville, Tennessee 37209.

Michael I. Mossman, Substitute Trustee, conveys to Auto Glass Employees Federal Credit Union, all the rights conveyed to him as Substitute Trustee, in said Deed of Trust, and 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 Deed of Trust hereinabove referred to and not as an Individual.

WITNESS, my hand and Nashville, Tennessee this 10th day of May, 1993.

MICHAEL I. MOSSMAN
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 10th day of May, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8989 PAGE 524

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Richard L. Hoffman
AFFIANT

Sworn to and subscribed before me, this 10th day of May, 1993.

Kathleen A. Fields
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 20, 1996

33049
IDENTIF. ↑ REFERENCE

93 JUN 22 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0543 06/22 0101 CKCHECK 12.00