50-130
41.00

# TRUSTEE'S DEED

**THIS INDENTURE**, made this 7th day of January, 1994, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and AVCO FINANCIAL SERVICES OF TENNESSEE, INCORPORATED, Party of the Second Part.

BOOK 9223 PAGE 784

WITNESSETH:

That, WHEREAS, on the 11th day of December, 1979, James A. Payton, Jr., and wife, Debra R. Payton, executed a Deed of Trust to David E. Mead, Trustee, to secure a Promissory Note in the original amount of $30,550.00, the same being payable to The Chamberlain 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 5542, Page 817, 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 22nd day of November, 1993, in Book 9159, Page 142, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Situated in Nashville, County of Davidson, State of Tennessee; to-wit:

Being Lot No. 28, Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to James A. Payton, Jr., and wife, Debra R. Payton, by Deed 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 7th day of January, 1994, at 12:15 p.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 $ 33,000.00 , being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Avco Financial Services of Tennessee, Incorporated
(NAME OF PERSON OR AGENCY)
1903 Church Street
Nashville, Tennessee 37203
(ADDRESS OF ABOVE PARTY)

*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*

PROPERTY OWNER:

Avco Financial Services of Tennessee, Incorporated
1903 Church Street
Nashville, Tennessee 37203

MORTGAGEE:

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.

Charles Child
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE )
) ss.
COUNTY OF KNOX )

BOOK 9223 PAGE 785

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 Knoxville, Tennessee, this 7th day of JANUARY, 1994.

Linda L. Webb
NOTARY PUBLIC
My Commission Expires: 12-20-94

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

1003 01/19 0101 03CHECK 131.10

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

AFFIANT- ROBERT P. ZIEGLER, ATTORNEY

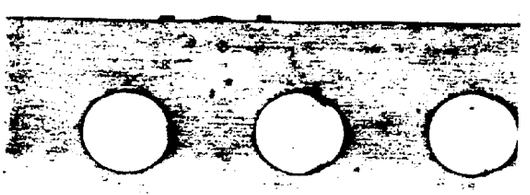
Subscribed and sworn to before me this the 19th day of January, 1994.

Patricia White
NOTARY PUBLIC
My Commission Expires: 6/30/96

PICK-UP

94 JAN 19 PM 2:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
08858



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

RECEIVED OF _____

FOR _____

BOOK 9223 PAGE 786

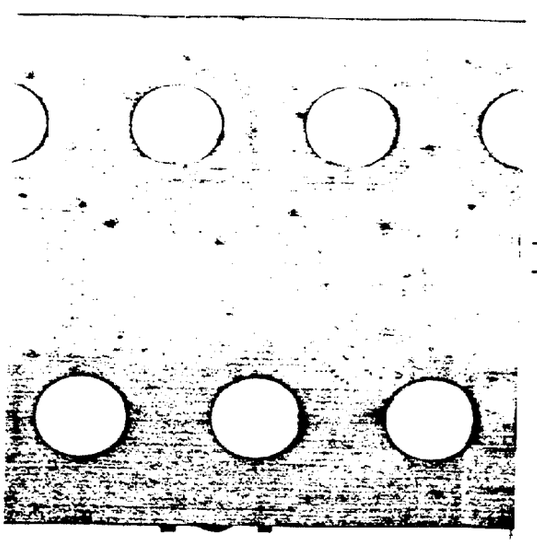
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 8.00
TOTAL 131.10
CHECK 131.10

01/19/94 01 14:21 0001 1003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



08858
IDENTIF. ↑ REFERENCE

94 JAN 19 PM 2:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 746976