Substitute Trustee's Deed

Address New Owner(s):
Randal Wade Comer, et ux
7741 Wilkinson Road
Joelton, TN 37080

Send Tax Bills To:
Owner at same address

Map-parcel
9-171

WHEREAS, by Deed of Trust dated August 30, 1991, of record in Book 8433, page 345, Register's Office for Davidson County, Tennessee, Robert Edward Stenquist and wife, Connie Underwood Stenquist, hereinafter mortgagor, conveyed the property herein described to John V. Adams, TRUSTEE, to secure payment of an indebtedness therein mentioned and described; and,

WHEREAS, by instrument dated May 5, 1994, as of record at Book 9339, page 16, said Register's Office, the undersigned, Marbut Glenn Gaston, Jr., was duly appointed Substitute Trustee, hereinafter TRUSTEE; and

WHEREAS, default was made in the payment of said indebtedness secured by said Deed of Trust and in the performance of the other covenants and agreements contained in said note and Deed of Trust. The lawful owners and holders of said indebtedness, having given notices to this effect and opportunity to cure default to the said mortgagor, mailed to their last known address (Mr. Stenquist at P.O.Box 25, Staples, TX 78760 and Ms. Stenquist at 84 Fellowship Road, Mt. Juliet, TN 37122), and by other repeated efforts of the holder of the note. And, now, said owners and holders of said indebtedness having declared all the unpaid installments, principal, interest due thereon, and costs now due and then payable, and have called upon the undersigned SUBSTITUTE TRUSTEE to exercise the power of sale conferred upon the undersigned SUBSTITUTE TRUSTEE by and in said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I, MARBUT GLENN GASTON, JR., SUBSTITUTE TRUSTEE, on May 9, 1994, did give notice as required by law and said Deed of Trust of the time and place of sale by publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee. Said Notice of Sale was published for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on May 12, 1994, May 19, 1994 and May 26, 1994, respectfully, giving notice of a sale of the property to be held on Thursday, June 2, 1994, at 11:00 o'clock A.M. Said Notice of Sale was also mailed, first class mail U. S. Postal Service, to said borrower on May 9, 1994, at P. O. Box 25, Staples, TX 78760 (Mr. Stenquiest) and at 84 Fellowship Road, Mt. Juliet, TN 37122 (Ms. Stenquist).

WHEREAS, pursuant to said notice, I, MARBUT GLENN GASTON, JR., SUBSTITUTE TRUSTEE, did offer said property for sale at public outcry to the highest and best bidder for cash and in bar of the right of equity of redemption, statutory right of redemption and homestead, on Thrusday, June 2, 1994, at 11:00 o'clock A.M., at the front door of the Courthouse in Nashville, Davidson County, Tennessee;

WHEN AND WHERE, Randal Wade Comer and wife, Donna Laurene Comer, being the highest, best, and last bidder became the purchaser.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of Ten Dollars cash in hand paid the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt and sufficiency of all which is hereby acknowledged,

I, MARBUT GLENN GASTON, JR, SUBSTITUTE TRUSTEE, the GRANTOR,

do hereby sell, transfer and convey unto

RANDAL WADE COMER and wife, DONNA LAURENE COMER, the GRANTEE,

the grantee's heirs and assigns, in bar of equities of redemption, statutory redemption, and homestead, the following described real estate in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and known as Job No. 84-237 as follows:

TRACT 8: Beginning at an iron pin in the Westerly margin of Wilkenson Road of the Southeast corner of this tract and being 1668.81 feet Northwardly from the Northern line of the John W. Kincor property of record in Deed Book 5079, page 173, R.O.D.C., Tn., as measured along the margin of Wilkenson Road; thence leaving said road S 87 degrees 41' 56" W 894.94 feet to an iron pin; thence S 88 degrees 07' 36" W 22.00 feet to an iron pin; thence N 02 degrees 27' 17" W 239.85 feet to an iron pin; thence N 87 degrees 41' 59" E 922.86 feet to an iron pin in the margin of said Wilkenson Road; thence with the margin of said road the following calls: S 09 degrees 43' 39" W 25.74 feet to a point; thence S 07 degrees 27' 43" W 62.13 feet to a point; thence S 01 degrees 33' 42" W 60.67 feet to a point; thence S 08 degrees 05' 07" E 46.15 feet to a point; thence S 14 degrees 20' 34" E 48.21 feet to the point of beginning, containing 5.01 acres more or less.

TRACT 8A: Beginning at a point in the Easterly margin of Wilkenson Road, being N 87 degrees 41' 56" E 51.27 feet from the Southeast corner of Tract 8, described above; thence leaving the road S 87 degrees 41' 56" E 81.42 feet to a point in the center of Sulphur Branch; thence with said branch the following calls: N 32 degrees 36' 24" W 22.35 feet to a point; thence N 74 degrees 01' 24" W 46.48 feet to a point; thence N 13 degrees 13' 24" W 75.12 feet to a point; thence N 18 degrees 16' 36" E 88.55 feet to a point; thence N 06 degrees 53' 36" E 50.11 feet to a point; thence leaving said branch S 87 degrees 41' 59" W 45.78 feet to a point in the margin of said road; thence with the road the following calls: S 09 degrees 43' 39" W 35.40 feet to a point thence S 07 degrees 27' 43" W 58.57 feet to a point; thence S 01 degree 33' 42" W 53.97 feet to a point; thence S 08 degrees 05 minutes 07" E 39.19 feet to a point; thence S 14 degrees 29' 20" E 56.18 feet to the point of beginning, containing 0.23 acres more or less.

A mobile home (Make: 1971 STMA, Model: 65X, Serial Number: G716512F3N639) is located on the herein described real property, permanently affixed to a foundation so as to make it a part of the realty hereby conveyed and expressly being a part of this conveyance.

Being all the same property conveyed to the grantor herein by Deed of Trust of record at Book 8433, page 345, through instrument of record at Book 9339, page 16, said Register's Office.

TO HAVE AND TO HOLD the same unto the said GRANTEE, grantee's heirs and assigns forever. I, MARBUT GLENN GASTON, JR., SUBSTITUTE TRUSTEE, covenant that I have full power and lawful authority to sell and convey the said real estate as herein set out; that the Deed of Trust governing my power and authority recited that the title thereto was clear, free, and unencumbered as of its date except as stated therein; and, I will forever warrant the same against the lawful claims of any and all persons holding by, throught, or under me, but I make these covenants and warranties as SUBSTITUTE TRUSTEE but not otherwise; and said property was sold and is hereby conveyed subject to 1994 property taxes, which have been prorated this date and the grantee assumes in full, such state of facts as an accurate survey of the premises would disclose, and any portion of the premises embraced within the bounds of any roads, highways, or streets and/or any creeks, streams or rivers and the right of flow of the same.

IN WITNESS WHEREOF, I, MARBUT GLENN GASTON, JR., SUBSTITUTE TRUSTEE, in my capacity as Substitute Trustee but not otherwise, do hereunto set my hand this 14th day of June, 1994.

MARBUT GLENN GASTON, JR., SUBSTITUTE TRUSTEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Before me, the undersigned authority, a Notary Public in and for said County and State, did personally appear Marbut Glenn Gaston, Jr., SUBSTITUTE TRUSTEE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. IN WITNESS whereof, I have set my hand and official seal at Nashville, Tennessee this 14th day of June, 1994.

my comm. expires: 1-27-96

Notary Public

PICK-UP

94 JUN 15 PM 3:24
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

61382
IDENTIF. → REFERENCE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The acutal value or consideration, whichever is greater, for this transaction is $ 35,000.00.

Sworn to and subscribed before me this 14th day of June, 1994.

My comm. expires: 1-27-96

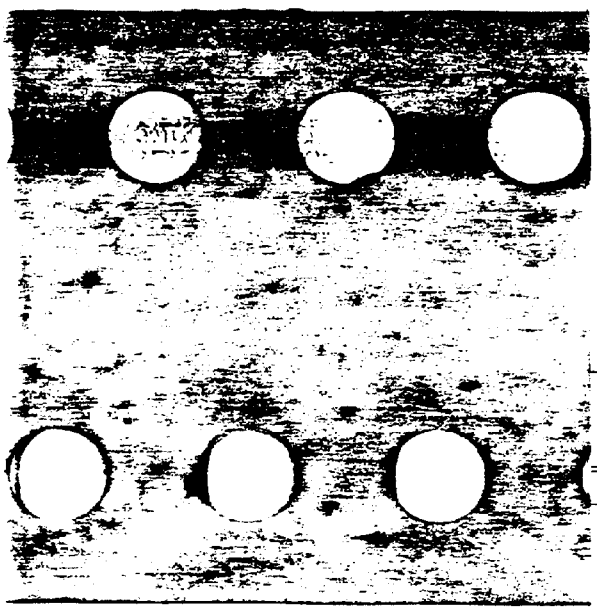
Notary Public

MARBUT GLENN GASTON NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This instrument prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, Tn 37215
(615) 385-2804, SupCt.#003143

From information furnished by the parties and not from an independent examination or search of title, and I make no representations or warranties regarding the status or condition of title whatsoever.

142.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9379 PAGE 308

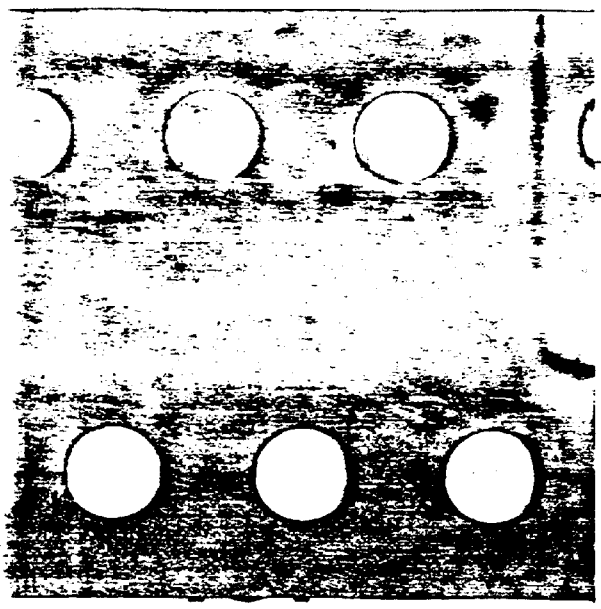
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
MISC 12.00
TOTAL 142.50
CHECK 142.50

06/15/94 01 15:25 0001 6450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



61382
IDENTIF. ← REFERENCE

94 JUN 15 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803193