M&P 53-12-130

ADDRESS NEW OWNER

Glynn B. Allen and
Nancy L. Allen

SEND TAX BILLS TO

Same

This Instrument Prepared By:

Ingram & Lowe Attorneys, P.C.
405 A Two Mile Pike
Goodlettsville, TN 37072

BOOK 9466 PAGE 418

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed dated April 23, 1986, of record in Book 6837, Page 427, Register's Office for Davidson County, Tennessee, Roy Franklin Allen, conveyed certain real property therein described to H. Phillip Sadler, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated August 12, 1994, Ingram & Lowe Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of H. Phillip Sadler, pursuant to the aforementioned Installment Deed, said Appointment of Substitute Trustee being recorded in Book 9435, Page 921, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Installment Deed was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Installment Deed, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Installment Deed, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on August 25, 1994, and thereafter on September 1, and September 8, 1994, which notice of sale advertised the sale of the property hereinafter described for September 15, 1994 at 1:00 P.M; and

WHEREAS, on September 15, 1994 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Thirty Three Thousand Three Hundred Ninety Four and 46/100 Dollars ($33,394.46), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Glynn B. Allen and Nancy L. Allen, their successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 2 of Block "8" on the Map of Dabbs and Elliot's Subdivision No. 1 at Old Hickory, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the southerly side of 28th Street, and runs back between parallel lines 144 feet to an alley.

94 SEP 16 AM 8:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

94/15 0101 03 CHECK 132.56

PICK-UP

91410
IDENTIF. & REFERENCE

Being the same property conveyed to Glynn B. Allen and wife, Nancy L. Allen by deed from Louis Komisar as of record in Book 4738, page 310 in the Register's Office of Davidson County, Tennessee.

Said property is subject to easement for sewer lines of record in Book 766, page 146, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Installment Deed , subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Installment Deed.

Ingram & Lowe Attorneys, P.C., as Trustee, dc hereby transfer, assign and set over unto said Glynn B. Allen and Nancy L. Allen, their successors and assigns, all of the covenants and warranties contained in said Installment Deed, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to dc as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 15 day of September, 1994.

INGRAM & LOWE ATTORNEYS, P.C.
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of September, 1994, before me personally appeared D. Ronald Ingram, to me known, who, being by me duly sworn did say that he is a licensed shareholder of Ingram & Lowe Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said D. Ronald Ingram acknowledged said instrument to be the free act and deed of said corporation.

Cynthia A Gray
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 11-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $33,394.46. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 15 day of September, 1994.

Cynthia A Gray
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 11-22-97

Prepared by:
Ingram & Lowe, Attorneys
405 Two Mile Pike
Goodlettsville, TN 37072

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **9466** PAGE **420**

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 33394.46	
			CON TX 123.56	
			PRFEE 1.00	
			MISC 8.00	
			TOTAL 132.56	
			CHECK 132.56	
09/16/94	01		08:46 0001 8991	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91410
IDENTIF. # REFERENCE

94 SEP 16 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 835312