# SUBSTITUTE TRUSTEE'S DEED

| | | |
|---|---|---|
| This instrument prepared by: | Richard R. Hedgepath, Attorney<br>4800 Charlotte Ave.<br>Nashville, TN 37209 | |
| New Owner: | Send Tax Bills to: | Map & Parcel |
| **H. C. Duke** | Same | Map 91-10 |
| 7435 Lakeview Dr. | | Parcel 409 |
| Nashville, TN 37209 | | |

**WHEREAS**, **Delilah M. Young**, by Installment Deed dated August 13, 1990, transferred and conveyed unto **H. E. Collins**, Trustee, the property hereinafter described, said Installment Deed being of record in Book 8174, Page 475, Register's Office for Davidson, County, Tennessee and re-recorded in Book 8569, Page 478.

**WHEREAS**, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by, and the Beneficiary under, the Installment Deed aforesaid, pursuant to the power and authority contained therein with all title originally conveyed to and vested in the Trustee of said Installment Deed, said Appointment of Successor Trustee being of record in Book 9820, Page 309, said Register's Office.

**WHEREAS**, the indebtedness secured by said Installment Deed has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Successor Trustee, to foreclose said Installment Deed; and

**WHEREAS**, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Installment Deed, offered said land for sale, pursuant to the terms of said Installment Deed, to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Installment Deed, at 2:00 P.M., the 3rd day of November, 1995, when and where **H. C. Duke** became the last and highest bidder for cash at the price of **Forty-six Thousand Two Hundred and 00/100** ($46,200.00) Dollars. The sale was advertised in The Nashville Record on October 12, 19 and 26, 1995.

**NOW, THEREFORE**, I, **Richard R. Hedgepath**, in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises of the sum of $46,200.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said **H. C. Duke**, his heirs, successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee and more particularly described as follows:

BEING Lot No. 37 on the Plan of the Subdivision of Lot Nos. 39 and 40 of the B. F. Cockrill Farms, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 50 feet on the southerly side of Leslie Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Delilah M. Young by deed from H. C. Duke, unmarried recorded in Book 8174, Page 475, re-recorded in Book 8569, Page 478, Register's Office for Davidson County, Tennessee.

Improved Property 5809 Leslie Avenue, Nashville, Tennessee 37209
(House Number) (Street) (City) (State) (Zip)

**TO HAVE AND TO HOLD** said land and premises to the said **H. C. Duke**, his heirs, successors and assigns, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Installment Deed, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, as aforesaid, has the power to convey the same.

**THE UNDERSIGNED, Richard R. Hedgepath**, as Successor Trustee, and not otherwise, warrants the title to said property to the said **H. C. Duke**, his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants of record; and subject to any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

**IN WITNESS WHEREOF**, the undersigned, **Richard R. Hedgepath**, Successor Trustee, and not otherwise, has set his signature on this 3rd day of November, 1995.

**RICHARD R. HEDGEPATH**
Successor Trustee, and not otherwise

PICK-UP

IDENTIFICATION REFERENCE 0121010

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard R. Hedgepath**, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Successor Trustee, and not otherwise.

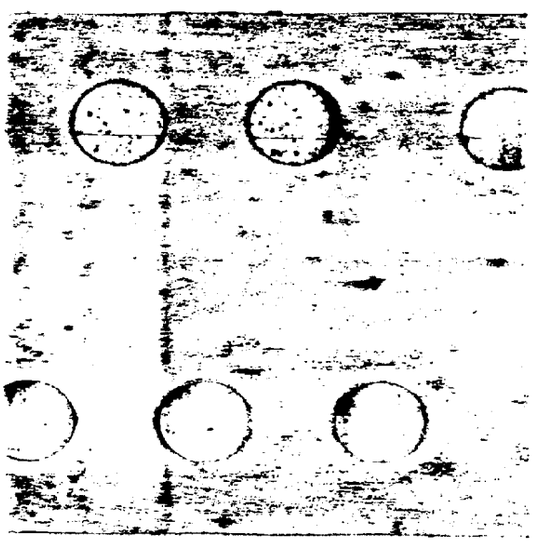
WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of November, 1995.

**NOTARY PUBLIC**

My commission expires: 11/22/97

[ **STATE OF TENNESSEE** ) The actual consideration or value, whichever is ]
[ **COUNTY OF DAVIDSON** ) greater for this transaction is **$46,200.00** ]
[ ]
[ Subscribed and sworn to before me ]
[ this 3rd day of November, 1995. **AFFIANT** ]
[ ]
[ **Notary Public** ]
[ My commission expires: 11/22/97 ]

5260 11/03/95 01:01 03CHECK 179.94





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

RECEIVED OF _____

FOR _____

BOOK 9854 PG 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 46200.00
CON TX 170.94
PRFEE 1.00
WDEED 8.00
TOTAL 179.94
CHECK 179.94

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

11/08/95 01 13:51 0001 6260

0121010
IDENTIF. ↑ REFERENCE

95 NOV -3 PM 1:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 974863