0164202

IDENTIFICATION REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:

96 MAR 26 PM 3:19

FELIX DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, TN 37201

BOOK 9991 PG 693

The Name & Address of a Property Owner:	The Name & Address of Mortgagee:	Map-Parcel Numbers:
Timothy D. Johnson, et ux 562 HUNTINGTON FARMWAY Nashville, Tennessee 37211	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 81-7 Parcel 127

RE-RECORD

BOOK 10086 PG 693

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust was executed by Michael D. Russell and wife, Tanya Y. Russell, on the 28th day of June, 1990, conveying the subject property, hereinafter described, to Michael F. Mondelli, Trustee, as recorded in Book 8141, page 903, Register's Office for Davidson County, Tennessee, securing payment of a promissory note payable to Robert E. Poole in the principal sum of $12,500.00 plus interest; and

WHEREAS, J. A. Carney was subsequently appointed Substitute Trustee by instrument recorded in Book 9542 , page 645 , Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed J. A. Carney, Substitute Trusee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Deed of Trust, giving notice of an intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee, on Friday, the 23rd day of February, 1996 at 1:00 p.m.; and

WHEREAS, at the time and place stated in said advertisement, the said J. A. Carney, Substitute Trustee, offered the property, hereinafter described, for sale to the highest bidder for cash at public outcry, free from the statutory and equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to Timothy D. Johnson and wife, Lisa C. Johnson, for Six Thousand Five

RE-RECORD 10086-694

9991-694

Hundred ---------- And No/00 ---------- ($6,500.00) Dollars, and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of Six Thousand Five Hundred ---------- And No/00 ---------- ($6,500.00) Dollars, cash in hand paid, and the cancellation of the indebtedness, I, J. A. Carney, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Timothy D. Johnson and wife, Lisa C. Johnson, their heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of J.D. Owen's Buena Vista Lots, as of record in Book 15, pages 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 10th Avenue, North, 108.5 feet southerly from the intersection of the westerly margin of Cass Street; thence westwardly 127 feet to a point in the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 48.5 feet to the northwest corner of the Stamps lot; thence with the northern boundary line of said Stamps lot eastwardly 128 feet, more or less, to a point in the westerly margin of said 10th Avenue North, northwardly 48.5 feet to the beginning.

Being the same property conveyed to Michael D. Russell and wife, Tanya Y. Russell, by deed from Robert E. Poole of record in Book 8141, page 903, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 2019 10th Avenue, North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever, but subject to any and all unpaid real estate taxes and superior liens of record.

I assign to said Grantees any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this 23rd day of February, 1996.

J. A. Carney Substitute Trustee

J. A. CARNEY, Substitute Trustee

RE-RECORD
BOOK 10086 PG 695

PG 9991 PG 695

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, J. A. Carney, Substitute Trustee, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1996.

Beverly M. [illegible]
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,500.00

[signature]
TIMOTHY D. JOHNSON, Affiant

Sworn to and subscribed before me this 23rd day of February, 1996.

Sandra S. Baggett
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 23, 2000

0192620 RE-RECORD
IDENTIFICATION/REFERENCE

96 JUN 14 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3394 06/14 0101 03CHECK 12.00

3394 06/14 0101 03CHECK 37.35