BOOK 10132 PG 139

FROM: JOEL E. JORDAN, Successor Trustee

TO: ELDON R. SPRAKER, A GENERAL PARTNERSHIP

| Address New Owner as follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Eldon R. Spraker<br>6600 Ellesmere Road<br>Nashville, TN 37205 | -Same- | 20W00305<br>19W16690<br>03W04025<br>02W16700 |

96 JUL 25 PM 12:01
REGISTER
DAVIDSON COUNTY, TN.

02071175

RECEIPT REFERENCE

THIS INSTRUMENT PREPARED BY:

STELTEMEIER & WESTBROOK, Attorneys
2002 Richard Jones Rd., C-101
P. O. Box 150349
Nashville, TN 37215-0349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 1996.

Notary Public

NOTARY PUBLIC AT LARGE

My commission expires:

3-25-2000

SUBSTITUTE TRUSTEE'S DEED

9112 07/25 0101 03CHECK 58.00

WHEREAS, by Deed of Trust dated November 2, 1993, of record in Book 9145, Page 169, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Richard King, Jr. and John Luter, conveyed to Gregory S. Perrone, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note,

and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

**WHEREAS**, the owner and holder of the indebtedness directed **Joel E. Jordan**, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, **Joel E. Jordan**, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Thursday, June 13, 1996, at the Front Door of the Davidson County Courthouse, Nashville, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on May 16, May 23, amd May 30, 1996; and

**WHEREAS**, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, **Eldon R. Spraker**, was the highest and best bidder;

**NOW, THEREFORE**, the undersigned, **Joel E. Jordan**, Substitute Trustee, acknowledges receipt of the sum of Ten Thousand and no/100th ($10,000.00) Dollars, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto **Eldon R. Spraker**, his successors and assigns, the following described real estate in Davidson County, Tennessee:

TRACT I:

Parcel A:
LAND in Davidson county, Tennessee, being the easterly 39 feet of Lot No. 57 in John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said part of Lot No. 57 fronts 39 feet on the southerly side of Treutland Avenue and runs

back between parallel lines 165 feet to an alley.

Parcel B:
Land in Davidson County, Tennessee, being the westerly 11 feet of Lot No. 57 and the easterly 2 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said parts of said lots adjoin and front together 13 feet on the souther side of Treutland Street and extend back between parallel lines 165 feet to an alley.

Parcel C:
Land in Davidson county, Tennessee, being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said part of Lot No. 58 fronts 13 feet on the southerly side of Treutland Street and extends bank between parallel lines 165 feet to an alley.

Being the same property conveyed to Eldon R. Spraker, III, a single person, by deed from Richard Manson, Trustee for Ruby E. Tucker of record in Book 8694, page 734, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J. W. Hart's Subdivision of record in Book 57, Page 129, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eldon R. Spraker, III, a single person, by deed from Richard J. Olivier and wife, Barbara Olivier of record in Book 8733, Page 602, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, being the southerly 120 feet to Lot No. 18 in Harding's First Addition to Nashville, plan of which is of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eldon R. Spraker, III, a single person, by deed from Eugene H. Bass and wife, Cynthia J. Bass of record in Book 864, page 975, Register's Office for Davidson County, Tennessee.

TRACT IV:
Land in Davidson County, Tennessee, being Lot Nos. 30 and 31 in McGavock, Wetmore and Others First Addition to Nashville called the Town of McGavock, a plan of which is of record in Book No. 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the southerly side of Scovel Street and runs back between parallel lines 157 feet more or less to Madison Street. Said Lot No. 31 fronds 50 feet on the southerly side of Scovel Street and runs back with the westerly margin of 11th Avenue North, formerly Fillmore Street, 159 feet more or less to Madison Street and measures 12 feet on the Madison Street.

Being part of the same property conveyed to Eldon R. Spraker, III, by deed from Church of God or Sanctified Church of record in Book 8577, page 672, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard King Jr. and John R. Luter by deed from Eldon R. Spraker, III, which deed is being recorded simultaneously herewith.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to **Eldon R. Spraker**, his successors and assigns, forever; and **Joel E. Jordan**, Substitute Trustee, does hereby transfer, assign, and set over unto **Eldon R. Spraker**, all of its right, title and interest in the said property as Trustee, but not further or otherwise.

**IN WITNESS WHEREOF**, the said **Joel E. Jordan**, Substitute Trustee, has executed this instrument on this the 15 day of July, 1996.

**Joel E. Jordan**
**Substitute Trustee**

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 JOEL E. JORDAN, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

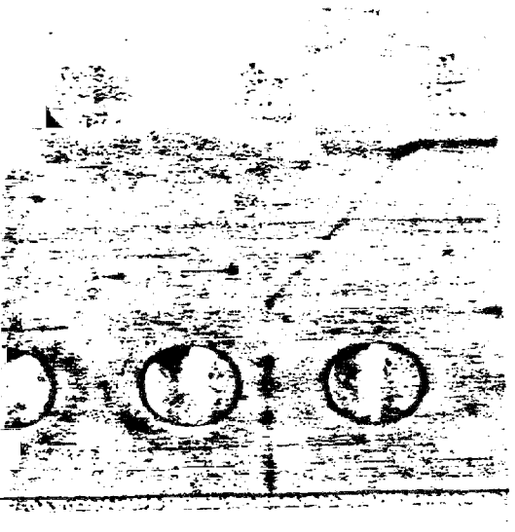
Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of JULY, 1996.

NOTARY PUBLIC

My commission expires:

3-25-2000





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

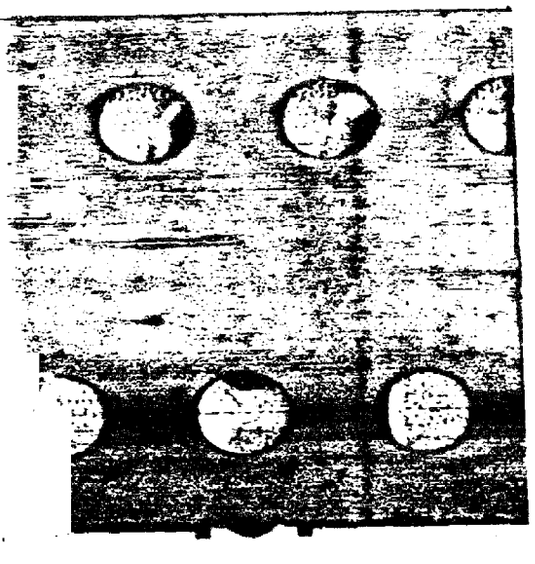
RECEIVED OF _____

FOR _____

BOOK 10132 PG 144

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



MAMT 10000.00
ERR CO
MAMT 10000.00-
CAMT 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 20.00
TOTAL 58.00
CHECK 58.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/96 01 12:04 0001 9112

0207175
IDENTIF. & REFERENCE

96 JUL 25 PM 12:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1066729