Map 061-11
Parcel 11

BOOK 10226 PG 445

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated August 5th, 1987, and recorded in Book 7318, Page 723, in the Register's Office of Davidson County, Tennessee, Joseph A. Steele and Dedra K. Steele, husband and wife, conveyed to J. K. Woodard, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness for the second mortgage and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 10193, Page 651, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of trust by which said advertisement the sale was appointed to be held on October 15th, 1996 at the south front door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale, the first mortgage previously held by Old Hickory Credit Union having been satisfied, at public outcry to the highest and best bidder for cash at which the said property was struck off and sold to Anna Belle Parrish, whose address is 1313 Central Court, Hermitage, Tennessee at and for the sum of Fifteen Thousand, Three Hundred and Eighty-Seven ($15,387.68) Dollars and Sixty-Eight Cents, that being the highest and best bid offered;

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW THEREFORE, in consideration of the premises and the payment by Anna Belle Parrish of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Duane W. DeVault, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Anna Belle Parrish, her heirs, successors and assigns, in fee simple forever, the property above mentioned, and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE;

BEING Lot No 16 on the plan of Phillips Subdivision of record in Book 2083, Page 41, Register's Office of Davidson County, Tennessee.

BEING Said Lot No. 16 is described as fronting 64 feet on the southerly side of McMahan Avenue and runs back between line 135.5 feet on the westerly side and 151.68 feet on the easterly side to a dead line in the rear which it measures 110 feet.

Joseph A. Steele and Dedra K. Steele obtained title to the above referenced real estate by Deed of record in Book 7318, Page 723, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that survey might [illegible]e.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining to Anna Belle Parrish, her heirs, successors and assigns, in fee simple forever, to whom the said Duane W. DeVault, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, for not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

| | |
|---|---|
| Recording Appointment of Substitute Trustee | 8.00 |
| Publication Expense | 249.00 |
| Attorney's Fees and Trustee's Fees | 743.00 |
| Credit on Note | 14,387.68 |
| | $15,387.68 |

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Duane W. DeVault, Substitute Trustee, on October 15th, 1996 has hereunto set his hand and seal.

DUANE W. DEVAULT, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On October 15th, 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Duane W. DeVault, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

IN WITNESS my hand and Notarial seal at office, the day and year above written.

96 OCT 16 AM 8:48
PELIA B. HAMILTON, REGISTER
DAVIDSON COUNTY, TN

PICK-UP

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-28-98

0236476
IDENTIF. & REFERENCE

PROPERTY ADDRESS:
914 McMahan Avenue
Nashville, Tennessee

PROPERTY OWNER RESPONSIBLE FOR PAYMENT OF TAXES:
Anna Belle Parrish
1313 Central Pike
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
DUANE W. DEVAULT
Attorney at Law
Post Office Box 387
Hendersonville, TN 37077-0387

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