This Instrument Prepared By:
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615)361-6679*

File Box 24

ADDRESS NEW OWNER:
Katherine L. Colson
2012 Beech Avenue
Nashville, TN 37204

SEND TAX BILL:
*To Owner*

MAP:105-5
PARCEL:501
16W-15015

## SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 5th day of June, 1998, by and between Harold Reeves, Substitute Trustee, party of the first part, and Katherine L. Colson, party of the second part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 10210, Page 619, Register's Office for Davidson County, Tennessee, Bertha Ellis conveyed certain property described herein to Michael Bennett, Trustee, to secure the payment of a mortgage payable to William M. Colson and Katherine L. Colson.

WHEREAS, the said H. Michael Bennett is unable or unwilling to serve and the lawful holder hereby appoints Harold Reeves as Substitute Trustee and said Substitute Trustee is hereby vested with all powers of original Trustee by Appointment of Substitute Trustee, of record in Book 10921, Page 679, said Register's Office.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness, including the cost of foreclosure, in accordance with the terms and provisions of said mortgage and Deed of Trust; and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record, as prescribed by law: and

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee, on this the 28th day of May, 1998, and Katherine L. Colson, party of the second part, being the highest and best bidder thereof, became the said purchaser of said property at and for the sum of $27,658.00.

NOW, therefore, in consideration of the premises, first party has this day bargained and sold, and does hereby transfer and convey unto the party of the second part, the said Katherine L. Colson, her heirs and assigns, the following real estated loced in Davidson County, Tennessee, to wit:

BEING Lot No. 28, on the Plan of Fairview Addition to Nashville, of record in Plat Book 57, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bertha Ellis by deed from Katherine L. Colson and William M. Colson of record in Book 10210, Page 616, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 848 Argyle Avenue, Nashville, TN 37203

To have and to hold the aforesaid real estate and convey into said second party, her heirs and assigns, forever and free from equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Substitute Trustee, further covenant and bind myself, my successors and representatives, and do warrant and defend title to the said land only as such title coming through me to the said second party, her heirs and assigns, against the lawful claims of persons whomsoever, except 1996 and 1997 property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

HAROLD REEVES, Substitute Trustee
FIRST PARTY

3475 06/22 0101 03CHECK 111.33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Substitute Trustee 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, and who further acknowledged that he is the Substitute Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of June, 1998.

My commission expires: 1/27/2001

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 27,65[illegible] 29,658.00

AFFIANT

Subscribed and sworn to before me this the 5th day of June, 1998.

Notary Public

My Commission expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 JUN 22 AM 8:35
REGISTER
DAVIDSON COUNTY, TN.

0453037
IDENTIFICATION REFERENCE

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10985 PG 286

| | | |
|---|---|---|
| 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 27658.00
CON TX 102.33
PRFEE 1.00
WDEED 8.00
TOTAL 111.33
CHECK 111.33

06/22/98 01 08:35 0001 3475

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

0453037
IDENTIFICATION REFERENCE

98 JUN 22 AM 8:36

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1309304