**THIS INSTRUMENT PREPARED BY:**
William T. Hill, Attorney at Law
First American Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

Mail

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BILL BARRETT, REGISTER
DAVIDSON COUNTY, TN.

U6U6273
IDENTIF. & REFERENCE

# SUBSTITUTE TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:
Banc One Financial Services, Inc.
P.O. Box 50417
Indianapolis, Indiana 46250-0417

Map-Parcel Numbers:

071-11-0
092.00

**WHEREAS,** Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by ALAN B. HELTON and wife TAMMY L HELTON, to Tim Light, Trustee, dated the 22nd day of April, 1998, and being of record in Book 10898, page 830, Register's Office for Davidson County, Tennessee, referred to herein as the Deed of Trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Banc One Financial Services, Inc.

**WHEREAS,** Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, Appointment of Substitute Trustee being of record in Book 11468, page 853, in the Register of Deed's Office, Davidson County, Nashville, Tennessee, and appointing William Timothy Hill as Substitute Trustee.

**WHEREAS**, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder of said debt has called upon the substitute Trustee to foreclose the Deed of Trust; and

**WHEREAS**, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), June 25, 1999, at the Davidson County Courthouse, Nashville, Tennessee, when and where Banc One Financial Services, Inc., ("Grantee"), became the last and highest bidder at the price of Thirty-Four Thousand Eight Hundred Thirty-Five ($34,835.00) Dollars.

**NOW, THEREFORE**, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Substitute Trustee, hereby conveys the Property described hereto in Exhibit "A", to the Grantee and the Grantee's heirs or successors and assigns.

**TO HAVE AND TO HOLD** the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.
2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 28th day of June, 1999.

William Timothy Hill, as
Substitute Trustee and not otherwise

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

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 1999.

Kristin K. Ousland
Notary Public

My commission expires: 1/29/00

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $34,835.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 1999.

Kristin K Ousland
Notary Public

My commission expires: 1/29/00

EXHIBIT A

LAND in Davidson County, State of Tennessee, described as follows, being the westerly half of Lot No. 57 on the Plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for said County.

SAID part of Lot No. 57 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines, 154 feet, more or less, to an alley.

BEING the same property conveyed to Alan B. Helton and wife, Tammy L. Helton by Warranty Deed from Iva Mai Parrish, dated November 1, 1991, of record in Book 8478, page 271, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Edith Avenue, Nashville, Tennessee 37207.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

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IDENTIF. & REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 34635.00 |
| CON TX | 128.89 |
| PRFEE | 1.00 |
| MISC | 12.00 |
| CFEE | 2.00 |
| TOTAL | 143.89 |
| CHECK | 143.89 |

07/01/99 01 09:15 0001 6653

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

**No.** 1485106