58A

Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Davidson County DEEDTRS
Recvd: 04/07/04 14:47 2pgs
Fees:13.00 Taxes:11.17
20040407-0039787

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,020.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF April 1976 2004

Affiant

My Commission Expires 1-29-05

Notary Public

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires JAN. 29, 2005

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 325 Stahlman Bldg. Nashville, Tn. 37201

Owner:	tax bills:	
Sylvia Barish	Same	118-1
3809 Whitland Ave.		133
Nashville, Tn. 37205		

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James R. Sullivan, by an Installment Deed of record in Book 4933, Page 134, Register's Office for Davidson County, Tennessee, conveyed the property hereinafter described to James C. Ledbetter and said Grantee conveyed the hereinafter described real property to Caesar E. Urrutia, Trustee, to secure the payment of the indebtedness described in said Installment Deed:

AND WHEREAS, by an instrument of record in Book 4933, Page 134, of the Register's Office for Davidson County, Tennessee, Robert E.L. Sutton was named Substitute Trustee in said Installment Deed and vested with all powers and duties conferred upon the Original Trustee; and

WHEREAS, default in the payment of the indebtedness therein secured was made, and James R. Sullivan, being the lawful owner and holder of said debt, which was evidenced by Note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistant with the power and duties imposed upon said Trustee and his successors in trust and said Deed of Trust; and

WHEREAS, Robert E.L. Sutton, Substitute Trustee, caused said property to be advertised by notice published once each week for three consecutive weeks and continuing for a period of 21 days following publication of first notice in the Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Thursday, January 15, 1976, at 12:00 O'Clock Noon, at the South door of the Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the highest and best bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said Deed of Trust; and

WHEREAS, at the time and place stated on said terms, I offered said property for sale at public outcry and sold said property to Sylvia Barish, her bid of Three Thousand Twenty and No/100 ($3,020.00) DOLLARS, being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me in said Deed of Trust, and in consideration of the sum of Three Thousand Twenty and No/100 ($3,020.00) Dollars, cash in hand paid, I, Robert E.L. Sutton, Substitute Trustee, as aforesaid, have bargained and sold and by these presents do transfer and convey unto Sylvia Barish, her heirs and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 130 fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 154.3 feet on the westerly line and 155.7 feet on the easterly line to an alley, measuring 50 feet thereon.

The sale was held, and this conveyance is made subject to the liens of taxes, restrictive covenants, easements, and setback lines affecting the property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to sylvia Barish, her heirs and assigns forever. And I do hereby transfer and assign unto Sylvia Barish, her heirs and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trusree and not otherwise.

WITNESS my hand at Nashville, Tennessee, this 16 day of January,1976.

Robert E. L. Sutton
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Caesar E. Urrutia, a Notary Public in and for said State and County, the within named Robert E.L. Sutton, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 16th day of January, 1976.

Caesar E. Urrutia
Notary Public

Comm. Exp.
May 16, 1976

CAESAR E. URRUTIA NOTARY PUBLIC DAVIDSON COUNTY, TENN.