

TRUSTEE'S NOTICE OF SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, by Deed of Trust recorded on November 6, 2007, of record in the Register's Office of Henry County, Tennessee, in Record Book 248, page 459, **MICAH BEASLEY (now deceased)** did convey in trust, to W. KENT JONES, Trustee, a tract of land hereinafter described, to secure the payment of the indebtedness described in said Deed of Trust to CARROLL BANK & TRUST; and,

WHEREAS, said Deed of Trust provides that in the event of default in the payment of the debt secured by said Deed of Trust, when due, or in the event of failure to comply with any of the conditions and/or covenants of said Deed of Trust, the whole amount of the unpaid principal sum, together with all interest due and accrued upon the same, together with all other payments agreed to be made, shall, at the option of the holder, become due and payable immediately without demand or notice thereof; and,

WHEREAS, default has been made in the payment of the indebtedness secured by said Deed of Trust and there have been other violations of the conditions of said Deed of Trust, and the owner and holder of said debt has instructed the undersigned Trustee, to foreclose said Deed of Trust.

NOW, THEREFORE, by virtue of the authority in me vested as such Trustee, I will on the 21st day of August, 2020, offer for sale and sell in front of the Courthouse door in Paris, Tennessee, at the hour of 10:05 a.m. to the last, highest and best bidder, for cash in hand, free from the equity of redemption, homestead, dower and curtesy rights, and all other rights or exemptions of every kind, and all unpaid taxes, to effect satisfaction of principal, interest and costs due on said promissory note(s) and Deed of Trust aforementioned, as well as to pay all attorney's fees and costs necessarily incident to this foreclosure, the following tract of land, situated in the 13th Civil District of Henry County, Tennessee, more particularly described as follows:

BEGINNING at a set iron pin in the South right of way of Antioch Road, 30 feet from centerline, said pin being the Northwest corner of Opal Boyd; runs thence with the West line of Opal Boyd and a severance line, South 04 degrees 25 minutes 46 seconds East 189.06 feet to a set iron pin; thence continuing with a severance line; North 70 degrees 53 minutes 25 seconds West 98.26 feet to a set iron pin; North 05 degrees 09 minutes 38 seconds West 177.01 feet to a set iron pin in the South right of way of Antioch Road; thence with the South right of way of said road, South 78 degrees 01 minutes 32 seconds East 96.26 feet to the point of beginning and containing 0.382 acres more or less. Bearings are based on record. In Record Book 117, page 314, Register's Office of Henry County, TN, it mentions a Retainment of record in Deed Book 79, page 413, Register's Office of Henry County, TN, there is retained a 1/4 interest in all gas, oil and mineral rights, dated 11/9/1967.

For source of title see Record Book 138, page 217, in the Register's Office of Henry County, TN. Map 47 - Parcel 45.04

The street address of the above described property is believed to be E Antioch Rd., Springville, Tennessee but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

Other Interested parties: CAPITAL ONE BANK (USA) N.A AND TRACY BRUFF. If applicable, the notice requirements of TCA 35-5-117 have been met.

The debtors' equity of redemption, homestead, dower and all other rights or exemptions of the debtors are waived in said deed of trust, and the title is believed to be good, but said real estate will be sold and conveyed by me as Trustee and not otherwise.

Said sale will be made by Trustee only, without covenants of seizin or warranties of title, and title will be made subject to any unpaid taxes and assessments and all valid restrictions, liens, covenants or easements, if any, of record on said property.

The right is reserved to adjourn the day of the sale to another day certain without further publication, upon announcement at the time and place for the sale set forth herein, or with publication setting out the new date, time and place for the sale.

This law firm is acting as a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Dated at Huntingdon, Tennessee, this the 23rd day of July, 2020.

W. Kent Jones, Trustee

THE JONES LAW FIRM, 19478 WEST MAIN STREET, HUNTINGDON, TN 38344-0707