This instrument was prepared by Thomas C. Binkley, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

ADDRESS NEW OWNER: mail to

SEND TAX BILLS TO:

NORTH AMERICAN ACCEPTANCE CORPORATION
1720 Peachtree Road, N. W.
Atlanta, Georgia 30309

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TRUSTEE'S DEED

WHEREAS, by deed of trust recorded in Book 4554, Page 21, Register's Office for Davidson County, Tennessee, Ruby Bell Wilhoite Cunningham conveyed to David Guinn, Trustee, with power to sell upon default in the payment of the indebtedness therein secured, certain land hereinafter described; and,

WHEREAS, by instrument dated January 24, 1974, and recorded in Book 4786, Page 218, said Register's Office, Thomas C. Binkley is named as substitute trustee in said deed of trust 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 North American Acceptance Corporation, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold and the proceeds therefrom be applied toward the satisfaction of said indebtedness, consistent with the power and duties imposed upon said trustee and his successors in said deed of trust; and

WHEREAS, I, Thomas C. Binkley, substitute trustee, caused said property to be duly advertised by notice published once each week for three consecutive weeks and continuing for a period of 20 days following publication of first notice in the Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Friday, March 15, 1974, at 12:00 noon at the south door of the Courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold at public auction to the highest and best bidder for cash, and free from the equity of redemption, homestead, dower, and all other examptions of every kind, all of which were 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 the North American Acceptance Corporation, their bid of Fifteen Hundred Thirty Dollars and Ninety Six Cents ($1,530.96) 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 by said deed of trust, and in consideration of the sum of Fifteen Hundred Thirty Dollars and Ninety Six Cents ($1,530.96), which sum was duly credited on the indebtedness herein referred to, the bidders being the owner and holder of said note, I, THOMAS C. BINKLEY, SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto the North American Acceptance Corporation and their assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property in situated in Davidson County, Tennessee, and described as follows:

BEING Lot No. 47 on the Revised Plan of Payne, Blakemore and Cumming's Addition to East Nashville, as of record in Book 57, Page 81, Register's Office, Davidson County, Tennessee. Said Lot No. 47 fronts 50 feet on the easterly side of South 12th Street and runs back between parallel lines;

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BEING the same property conveyed to Ruby Bell Wilhoite by deed from Estelline Edens and husband, Charlie L. Edens, of record in Book 3981, page 925, Register's Office, Davidson County, Tennessee.

IDENTIF. REFERENCE

MAR 28 3 05 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Ruby Bell Wilhoite and Ruby Wilhoite Cunningham being one and the same person.

This is improved property at 613 S. 12th Street, Nashville, Tennessee.

THE SALE WAS HELD, and this conveyance is made subject to the lien of restrictions, easements and setback lines applicable to said property, and to the lien of real property taxes now due on said property and to a prior deed of trust of record in Book 3981, Page 927.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said NORTH AMERICAN ACCEPTANCE CORPORATION, their assigns, forever. And I do hereby transfer and assign unto the said NORTH AMERICAN ACCEPTANCE CORPORATION, and their assigns all of the rights and benefits of the covenants and warranties in said deed of trust, in as full and ample a manner as under it I can or should do, but I convey and assign as substitute trustee, and not otherwise.

WITNESS my hand, this 21st day of March, 1974.

Thomas C. Binkley

THOMAS C. BINKLEY, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William H. Cameron, a Notary Public in and for said County and State, the within named Thomas C. Binkley, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 1974.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

William H. Cameron
NOTARY PUBLIC
At Large

My Commission Expires:
October 17, 1977

MAR28 CONV *1,530.96
MAR28 S TAX A* 3.90
MAR28 PR FEE A* .50
MAR28 W DEED A* 4.00 * 8.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value of the property herein conveyed is no greater than the consideration paid of $1,530.96.

WILLIAM H. CAMERON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Thomas C. Binkley
AFFIANT

Sworn to and subscribed before me on this 21st day of March, 1974.

William H. Cameron
Notary Public at Large

My Comm. Expires: Oct. 17, 1977