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

Map 59-9-2

mail to

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ADDRESS NEW OWNER AS:
Security Mortgage Investors
1720 Peactree Road, N.W.
Atlanta, Georgia 30309

SEND TAX BILLS TO:

Same

TRUSTEE'S DEED

WHEREAS, by deed of trust of record in Book 4593, page 478, Register's Office for Davidson County, Tennessee, Thomas Edward Chapman and wife 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 December 12, 1974, and recorded in Book 4876, page 425, said Register's Officer, 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 Security Mortgage Investors, 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 to 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 the first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Friday, January 31st, 1975, 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 exemptions of every kind, all of which were expressly waived in said deed of trust; and

WHEREAS, at the time and place stated and on said terms, I offered said property for sale at public outcry and sold said property to Security Mortgage Investors, their bid of One Thousand, Seven Hundred & 24/100 ($1,700.24) being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in the exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of One Thousand, Seven Hundred & 24/100 Dollars ($1,700.24), 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,

have bargained and sold and by these presents do transfer and convey unto,

SECURITY MORTGAGE INVESTORS

and their assigns, all 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 is described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, and being Lot #2 as described in the survey of the same made by Watkins & Murray, Surveyors, on August 12, 1948, and described as follows:

Beginning on the center line of Kings Lane in said 13th Civil District at the common corners of Lots #1 and 2; thence South 16° 30' East, 482 feet to a point; thence southeasterly 133 feet to a point; thence North 16° 30' West 590 feet to the center line of said Kings Lane; thence with the same west 81 feet to the place of beginning, containing one acre of land.

Being the same property conveyed to Thomas E. Chapman and wife, Peggy J. Chapman, by deed from Oscar C. Breedlove, Jr. and wife, Betty J. Breedlove, of record in Book 4338, page 618, Register's Office of Davidson County, 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 4338, page 620, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said SECURITY MORTGAGE INVESTORS, their assigns, forever. And I do hereby transfer and assign unto the said SECURITY MORTGAGE INVESTORS, 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 31st day of January 1975.

3301 Kings Lane

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 State and County, 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 31st day of January, 1975.

William H. Cameron
Notary Public

WILLIAM H. CAMERON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
17 October 1977

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration paid for this property is $1,700.24.

J. C. Summers, Atty
Affiant

Subscribed and sworn to before me this 31st day of January, 1975.

William H. Cameron
Notary Public

WILLIAM H. CAMERON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 17 Oct. 1977

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I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 10,960 affiant J. C. Summers

Subscribed and sworn to before me this 30 day of February 19 75

Deputy Register J. Head

C 86300

IDENTIF. REFERENCE

FEB 3 1 58 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-3 75	CONV	10,960.00			
FEB-3 75	S'TAX		A*	28.60	
FEB-3 75	PR'FEE		A*	.50	
FEB-3 75	W'DEED		A*	4.00	* 33.10