Map No. 61-13

BOOK 4890 PAGE 419 Parcel No. 35

MO

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & DALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

The actual consideration or value, whichever is greater for this transfer is $19,465.57

Theodore E Carver
Affiant

This is improved property:

2562 Bethwood Drive

Nashville, Tennessee,

Subscribed and Sworn to before me this 13th day of February, 1975.

Barbara Kubicka
Notary Public

Commission Expires 12/5/77

SEND TAX BILLS TO:

NATIONAL MORTGAGE CO.

4041 KNIGHT ARNOLD RD.

MEMPHIS, TENNESSEE, 38118

SUCCESSOR TRUSTEE'S DEED

Whereas, GILBERT B. SMITH, and wife, DARLENE G. SMITH executed a deed of trust on the 19th day of December, 19 73, which was recorded in Trust Deed Book 4775, Page 400, Register's Office of Davidson County, Tennessee conveying to Union Planter's National Bank, of Memphis, Tennessee, the hereinafter described property to secure payment to National Mortgage Company, a promissory note fully described in said deed of trust; and

Whereas, default has occured in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and NATIONAL MORTGAGE COMPANY, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, Theodore E. Carver, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the The Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equitites of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs,

and pursuant to said advertisement, on February 13th, 19 75, at the front door of the Court House in Davidson County, Tennessee at 12:00 Noon, the said Theodore E. Carver, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when National Mortgage Company being the highest and best bidder, became the purchaser at the price of $ 19,465.57, and

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NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Theodore E. Carver, do hereby sell, transfer and convey as Substitute Trustee, unto the said National Mortgage Co., its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Being Lot No. 145 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description; said plan has been amended in Deed Book 4768, Page 460, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said NATIONAL MORTGAGE COMPANY, its successors and assigns, forever,

Theodore E. Carver covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, Theodore E. Carver, Substitute Trustee has hereunto set his hand on this 13th day of February, 1975.

Theodore E. Carver
Substitute Trustee

.880 43 TENNESSEE IDENTIF. REFERENCE FEB 19 11 29 AM '75 REGISTER DAVIDSON COUNTY TENN.

FEB 19 '75 CONV 19,465.57
COUNTY TAX A* 50.70
FEE A* .50
REC A* 4.00
PR'FEE A* 55.20

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 13th day of February, 1975, before me personally appeared Theodore E. Carver, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and Notarial Seal.

My commission expires: 5/31/77

Barbara [illegible]
Notary Public