BOOK 4891 PAGE 634

This Instrument Was Prepared by
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

New Owner - Send Tax Bills:

Hamilton Mortgage Corporation
Corporate Center III
293 Plus Park Boulevard
Nashville, Tennessee 37217

Map 25
Par. 69
MO

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 5th day of April, 1974, Percy Wilkins, Jr. was named Trustee by a Deed of Trust of even date executed by Webb Home Builders, Inc., conveying to him as Trustee the real estate hereinafter described, said Deed of Trust was executed to secure the payment of One Hundred Forty-Three Thousand Nine Hundred and No/100 Dollars ($143,900.00), principal and interest at 10% per annum on the unpaid balance, said Deed of Trust is recorded in Book 4803, page 611, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, William E. Weems, II, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 4880, page 666, in the Register's Office for Davidson County, Tennessee; I, William E. Weems, II, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed, advertised the said real estate as required by law and by the terms of said Deed by giving Twenty (20) days notice by three (3) successive publications, namely: January 14, January 21, and January 28, 1975, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed.

PURSUANT to said advertisement on Monday, February 10, 1975, at 11:00 A.M. at the South door of the Courthouse in Davidson County, Tennessee, I, as said 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 hereinabove mentioned equities, as provided in said Deed, at which time HAMILTON MORTGAGE CORPORATION, Corporate Center III, 293 Plus Park Boulevard, Nashville, Tennessee, submitted the highest and best bid in the amount of $115,000.00.

NOW THEREFORE, in consideration of the premises, I, William E. Weems, II, Substitute Trustee, do hereby sell, transfer and convey to HAMILTON MORTGAGE CORPORATION, Corporate Center III, 293 Plus Park Boulevard, Nashville, Tennessee, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real estate, towit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying Company, Inc., March 20, 1974, as follows:

BEGINNING on the southerly margin of Old Dickerson Pike at the intersection of the same and a point in the westerly line of the property conveyed to Paul M. Finhalt by deed of record in Book 3616, page 577; Register's Office for Davidson County, Tennessee; thence South 14° 16' 00" West 219.13 feet; thence South 75° 46' 56" East 136.72 feet; thence South 53° 06' 20" East 267.05 feet to a point in the westerly margin of New Dickerson Pike; thence with the said margin South 20° 09' 10" West 1,025.54 feet; thence North 68° 49' 18" West 307.62 feet to a point in the southeast corner of a tract of land conveyed to Katherine Taylor by deed of record in Book 834, page 92, Register's Office for Davidson County, Tennessee; thence North 87° 27' 48" West 344.93 feet; thence North 17° 31' 31" West 330.26 feet; thence North 75° 40' 11" East 124.07 feet; thence South 41° 47' 51" East 124.50 feet; thence North 76° 18' 30" East 340.27 feet to a point in the westerly line of the property conveyed to J. H. Sawyer and wife, Bernice C. Sawyer by deed of record in Book 1905, page 485, Register's Office for Davidson County; thence North 14° 26' 11" East 934.88 feet to a point in the southerly margin of Old Dickerson Pike; thence with said margin North 81° 14' 00" East 25.55 feet to the point of beginning containing [illegible].

BEING the same property conveyed to Webb Home Builders, Inc., by three deeds, one from Katherine Taylor of record in Book 4803, page 605, one from J. H. Sawyer and wife, Lucylle Sawyer of record in Book 4803, page 607, and one from Virginia A. Sawyer, unmarried, of record in Book 4803, page 609, all of record in the Register's Office for Davidson County, Tennessee.

I, William E. Weems, II, Substitute Trustee, convey to HAMILTON MORTGAGE CORPORATION, Corporate Center III, 293 Plus Park Boulevard, Nashville, Tennessee, all the rights conveyed to me as said Substitute Trustee in said Deed, including such covenants and warranties, as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in me under said Deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 20th day of February, 1975.

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IDENTIF. REFERENCE

FEB 24 3 51 PM '75
FELIX WILSON II REGISTER
DAVIDSON COUNTY, TENN.

William E. Weems, II
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Weems, II, 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 20th day of February, 1975.

Louise N. Buckley
Notary Public

LOUISE N. BUCKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-30-78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

FEB24'75 CONV 90,000.00
FEB24'75 CONV 25,000.00
FEB24'75 S'TAX A* 299.00
FEB24'75 TAX A* .50
FEB24'75 W'DEED A* 4.00 * 303.50

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of February, 1975.

Louise N. Buckley
Notary Public

LOUISE N. BUCKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-30-78