BOOK 4903 PAGE 786

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

New Owner - Send Tax Bills:

Mortgage Associates, Inc.
300 Verre Centre
1835 Savoy Drive
Atlanta, Georgia 30341

65-9 64-12
103 44-47
48-49.
PW

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 13th day of March, 1974, Richard D. Cahoy was named Trustee in a Deed of Trust of even date executed by Coleman Universal Investment Corporation, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $145,920.00, principal and interest at one and one-half (1 1/2) per cent above the "Prime rate" but not exceeding ten (10) per cent per annum on the unpaid balance, said Deed of Trust being recorded in Book 4796, page 377, 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 4895, page 714, 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 of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: March 18, March 25, and April 1, 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 of Trust.

PURSUANT to said advertisement on Thursday, April 10, 1975, at 11:20 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 of Trust, at which time MORTGAGE ASSOCIATES, INC., 300 Verre Centre, 1835 Savoy Drive, Atlanta,Georgia, submitted the highest and best bid in the amount of $136,827.48.

NOW THEREFORE, in consideration of the premises, I, William E. Weems, II, Substitute Trustee, do hereby sell, transfer and convey to MORTGAGE ASSOCIATES, INC.,300 Verre Centre, 1835 Savoy Drive, Atlanta, Georgia, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> LAND in Davidson County, Tennessee, being Lots Nos. 342, 345, 346, 347, and 352, on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182, and 183, Register's Office for said County.
>
> BEING the same property conveyed to Coleman Universal Investment Corporation by deed of record in Book 4796, page 375, Register's Office for Davidson County, Tennessee.

I, William E. Weems, II, Substitute Trustee, convey to MORTGAGE ASSOCIATES, INC., 300 Verre Centre, 1835 Savoy Drive, Atlanta, Georgia, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, 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 of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 10th day of April, 1975.

William E. Weems

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 10th day of April, 1975.

Louise N. Buckley
Notary Public

My Commission Expires: 1-30-78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,827.48.

W E Weems
Affiant

Subscribed and sworn to before me, this the 10th day of April, 1975.

Louise N. Buckley
Notary Public

My Commission Expires: 1-30-78

C94124

IDENTIF. REFERENCE

APR 14 2 37 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14 75	CONV	90,000.00		
APR 14 75	CONV	46,827.48		
APR 14 75	S'TAX		A* 355.68	
APR 14 75	PR'FEE		A* .50	
APR 14 75	W'DEED		A* 4.00	* 360.18