104-16
Parcel 308

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THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY,
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

C. EDWARD COOMER,

Substitute Trustee, SUBSTITUTE TRUSTEE'S DEED

TO: METROPOLITAN SAVINGS BANK

WHEREAS, by deed of trust executed December 2, 1964, in Davidson County,Tennessee, and of record in Book 3837, page 701, Register's Office for Davidson County,Tennessee, the hereinafter described property was conveyed from George U. Lanier, Jr. unto J.J.Foley, Jr., Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust;and,

WHEREAS, the said deed of trust and Promissory Note were assigned to the Metropolitan Savings Bank (formerly The Brevoort Savings Bank of Brooklyn) by instrument of record in Book 3856,page 507, Register's Office for Davidson County,Tennessee; and,

WHEREAS, the Metropolitan Savings Bank is now the holder in due course of said Promissory Note secured by said deed of trust; and,

WHEREAS, said deed of trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said George U. Lanier,Jr., his heirs, administrators, successors or assigns, and for advertising the time and place of said sale as required by law; and,

WHEREAS, said deed of trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and,

WHEREAS, the Metropolitan Savings Bank did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 4897, page 915, Register's Office for Davidson County,Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and,

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due andpayable and notice was given as provided by law by regular publication in The Nashville Record, a newspaper of general circulation published in Davidson County,Tennessee, that said property would be sold at the south door of the Davidson County Courthouse at Nashville, Tennessee, on Tuesday, April 22, 1975, at 12 o'clock noon to the highest and best bidder for cash free from all of the rights of the said George U. Lanier, Jr., his heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and the Metropolitan Savings Bank was the highest and best bidder, said bid being in the amount of $7,401.21;

NOW, THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby transfer and convey to the Metropolitan Savings Bank to have and to hold to it and to its successors and assigns forever and free from the rights of the said George U. Lanier,Jr., land in Davidson County,Tennessee, more particularly described as follows:

> Land in Davidson County,Tennessee, being Lot No. 59 on the plan of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.
>
> Said Lot No. 59 fronts 50 feet on the north side of Compton Avenue and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to George U. Lanier, Jr., unmarried, by deed from Cecil J. Campbell and Charles L. Joynes, of record in Book 3837, page 700, Register's Office for Davidson County,Tennessee.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

In Witness Whereof, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 22nd day of April, 1975, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer

SUBSTITUTE TRUSTEE

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for the state and county aforesaid, C. EDWARD COOMER, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 22nd day of April, 1975.

Notary Public

My commission expires:

5/8/78

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $7,401.21,which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of April, 1975.

Notary Public

My commission expires:

5/8/78

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APR 22 12 2

APR22[illegible]	CONV	*7,401.21			
APR22[illegible]	S'TAX		A*	19.24	
APR22[illegible]	PG'FEE		A*	.50	
APR22[illegible]	W'DEED		A*	4.00	
APR22[illegible]	W'DEED		A*	4.00	* 27.74