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THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY,
4015 Travis Drive, Nashville, Tennessee 37211

BOOK 4906 PAGE 182

C. EDWARD COOMER,

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: FRANKLIN SAVINGS BANK OF NEW YORK

WHEREAS, by deed of trust executed December 16, 1970, in Davidson County,Tennessee, and of record in Book 4467, page 380, Register's Office for Davidson County,Tennessee, the hereinafter described property was conveyed from Floyd H. McFall and wife, Anna McFall unto Albert Wm. Johnson, 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 Franklin Savings Bank of New York(formerly the Kings Highway Savings Bank) by instrument of record in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, the Franklin Savings Bank of New York 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 Floyd H. McFall and wife, Anna McFall, their 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 Franklin Savings Bank of New York did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 4894, page 978, 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 and payable 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 Floyd H. McFall and wife, Anna McFall, their 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 Franklin Savings Bank of New York was the highest and best bidder, said bid being in the amount of $14,900.00;

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 Franklin Savings Bank of New York to have and to hold to it and to its successors and assigns forever and free from the rights of the said Floyd H. McFall and wife, Anna McFall land in Davidson County,Tennessee, more particularly described as follows:

> Land in Davidson County,Tennessee, being Lot No. 13 of Block "A" of the Plan of East Lawn,as of record in Book 547, pages 153 and 154, Register's Office for said County.
>
> Said Lot No. 13 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line on which it measures 50 feet.
>
> Being the same property conveyed to Floyrd H. McFall and wife, Anna McFall by deed from Jack Williams and wife, Frances Williams, and recorded in Book ,page , 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

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$14,900.00., 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

C 95190

APR 22 12 22 PM

APR22[10] CONV 14,900.00

APR22[10] S'TAX A* 38.74

APR22[10] PR'FEE A* .50

APR22[75] W'DEED A* 8.00 * 47.24