THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

New Owner - Send Tax Bills:

Don O'Guin and wife, Regina O'Guin
112 Rolling Mill Road
Old Hickory, Tennessee 37138

BOOK 4922 PAGE 689

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 11th day of January, 1974, Percy Wilkins, Jr., was named Trustee in a Deed of Trust of even date executed by Milford C. Smith and wife, Judith G. Smith, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $298,000.00, principal and interest at 9 3/4% per annum, said Deed of Trust being recorded in Book 4780, page 428, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins & Adams, Attorneys, a partnership, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 4911, page 669, in the Register's Office for Davidson County, Tennessee; Wilkins & Adams, Attorneys, a partnership, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving thirty (30) days notice by three (3) successive publications, namely: May 13, May 20, and May 27, 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 Friday, June 13, 1975, at 11:10 A.M. at the south door of the Courthouse in Davidson County, Tennessee, it, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, lot by lot, for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time, it received bids individually and the high bid for each lot was as follows:

Lot	Bid	Bidder
463	$33,354.66	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga
464	$28,044.29	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga
465	$38,000.00	Don O'Guin and wife, Regina O'Guin
466	$32,321.40	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga
476	$27,466.74	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga
477	$14,194.07	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga
478	$16,153.43	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga
479	$ 9,387.15	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga
480	$32,795.23	Hamilton Mortgage Corporation and The Hamilton National Bank of Chattanooga

Immediately after receiving said bids it proceeded forthwith to offer said lots collectively for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time it received a high bid of $231,207.86. The sum of the bids of the individual lots being more than the collective bid the individual bids were taken as the highest and best bids.

NOW THEREFORE, in consideration of the premises, Wilkins & Adams, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to DON O'GUIN and wife, REGINA O'GUIN, 112 Rolling Mill Road, Old Hickory, Tennessee, their heirs 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 Lot No. 465 on the Plan of Tulip Grove Subdivision, Section 8, of record in Plan Book 4660, page 56, Register's Office for said County. For a more complete description, reference is hereby made to said plan.

BEING part of the same property conveyed to Milford C. Smith and wife, Judith G. Smith by deed from Zack R. Cheek and wife, Emelyn T. Cheek of record in Book 4743, page 235, Register's Office for Davidson County, Tennessee.

Wilkins & Adams, Attorneys, Substitute Trustee, conveys to DON O'GUIN and wife, REGINA O'GUIN, 112 Rolling Mill Road, Old Hickory, Tennessee, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 16th day of June, 1975.

WILKINS & ADAMS, Attorneys, a partnership

BY: _____
W. E. Weems, II, partner

D03014

JUN 16 16 PM '75
REGISTER
DAVIDSON CO., TENN.
FEE
ENT. REFERENCE

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 W. 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 16th day of June, 1975.

_____
Notary Public

My Commission Expires: 1-30-78

LOUISE N. BINKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of June, 1975.

_____
Notary Public

My Commission Expires: 1-30-78

LOUISE N. BINKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JUN 16 75	CONV	38,000.00			
JUN 16 75	S TAX		A*	98.80	
JUN 16 75	RFEE		A*	.50	
JUN 16 75	W'DEED		A*	4.00	* 103.30