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

mail

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C. EDWARD COOMER,

Substitute Trustee, SUBSTITUTE TRUSTEE'S DEED

TO: DOBSON & JOHNSON, INC.

WHEREAS, by deed of trust executed May 30, 1972, in Davidson County,Tennessee, and of record in Book 4607, page 612, Register's Office for Davidson County,Tennessee, the hereinafter described property was conveyed from Clyde Dwight Audas and wife, Anna R. Audas unto Albert W. Johnson, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, Dobson & Johnson, Inc. 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 Clyde Dwight Audas and wife, Anna R. Audas, 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, Dobson & Johnson, Inc. did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 4922,page 193, 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 Thursday, July 24, 1975, at 12:00 noon to the highest and best bidder for cash free from all of the rights of the said Clyde Dwight Audas and wife, Anna R. Audas, 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 Dobson & Johnson, Inc. was the highest and best bidder, said bid being in the amount of $12,865.00;

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 Dobson & Johnson, Inc. to have and to hold to it and to its successors and assigns forever and free from the rights of the said Clyde Dwight Audas and wife, Anna R. Audas, land in Davidson County,Tennessee, more particularly described as follows:

> Being Lot No. 90 and the easterly 29 feet of Lot 89, Joywood Subdivision of further record in Book 974, page 45, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, Registered Land Surveyor, dated May 22, 1972, as follows:
>
> Said Lot 90 and the easterly 29 feet of Lot 89 join and front together 79 feet on the southerly margin of Trinity Lane and run back between parallel lines 177.75 feet to a dead line in the rear, measuring 29.50 feet thereon.
>
> Being the same property conveyed to Clyde Dwight Audas and wife, Anna R. Audas by deed from the Trustees of the Bethel Church of the Nazareen of record in Book , page , Register's Office for Davidson County,TN.

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 24th day of July, 1975, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer

SUBSTITUTE TRUSTEE

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IDENTIF. REFERENCE

JUL 24 12 20 PM '75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 24 [illegible]
JUL 24 [illegible] S'TAX
JUL 24 [illegible] PR'FEE
JUL 24 [illegible]

CCNV

12,865.00

A* 33.54
A* .50
A* 8.00

* 42.04

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 24th day of July, 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 $12,865.00,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 24th day of July, 1975.

Notary Public

My commission expires:

5/8/78