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PW

Prepared by:

Justin P. Wilson
Attorney at Law
1200 American Trust Building
Nashville, Tennessee 37201

Send Bills to:

Guaranty Mortgage Company of
Nashville
Nashville, Tennessee 37238

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on this 7th day of August, 1975, by and between Justin Potter Wilson, Substitute Trustee, and the Guaranty Mortgage Company of Nashville, Nashville, Tennessee, its successors and assigns:

W I T N E S S E T H:

WHEREAS, on August 7, 1973, Wallace P. Carpenter and wife, Vera Carpenter, executed to Herschel L. Greer, Trustee a deed of trust on real estate hereinafter described and registered in Book 4735, page 502, Register's Office of Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said deed of trust being to secure a certain indebtedness; and

WHEREAS, Justin Potter Wilson was duly appointed Substitute Trustee, on July 10, 1975 by instrument recorded in Book 4930, page 782 of the above mentioned Register's Office with all the powers granted to the Trustee in the original deed of trust; and

WHEREAS, default having been made in the payment of said indebtedness, Guaranty Mortgage Company of Nashville, the owner and holder of the note, having demanded the foreclosure under said deed of trust for the purpose of paying said note, interest and costs therein provided, Justin Potter Wilson, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised said real estate,

as required by the terms of said deed of trust, in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest and costs pursuant to said advertisement, on August 6, 1975 at 11:30 a.m. at the South door of the Courthouse in Nashville, Davidson County, Tennessee, the said Justin Potter Wilson, Substitute Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, homestead and dower, and all other exemptions of every kind, which were expressly waived in said Deed of Trust and subject to any liens and unpaid taxes, when the Guaranty Mortgage Company of Nashville, being the highest bidder, became the purchaser of Lot No. 20, at the price of $29,000.00 and, said sum of said bid having been paid, the receipt of which is hereby acknowledged,

NOW, THEREFORE, for and in consideration of the premises, Justin Potter Wilson, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto Guaranty Mortgage Company of Nashville, its successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> LAND in the 5th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of Lane Estates, of Record in Book 4460, Page 197, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> BEING a portion of the property conveyed to Wallace P. Carpenter and wife, Vera Carpenter by deed dated August 3, 1973, from Jones Enterprises, Inc.

TO HAVE AND TO HOLD the same unto the said Guaranty Mortgage Company of Nashville, its successors and assigns, forever.

JUSTIN POTTER WILSON, does covenant, as successor trustee, to warrant and defend the title to said land only as to such title coming through or by him from the grantee herein against the lawful claims of all persons holding by, through or under him; said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

Justin Potter Wilson, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Justin Potter Wilson, Substitute Trustee, 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 in Davidson County, Tennessee, this the 7 day of August, 1975.

Notary Public

My commission expires: 8-9-75

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4939 PAGE 610

I hereby swear that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 29,000.00.

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IDENTIF. REFERENCE T

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FELIX Z. PHILLIPS II REGISTER
DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me this 7 day of August, 1975.

Notary Public

My commission expires: 8-9-75

AUG-8 75	CONV	29,000.00				
AUG-8 75	S'TAX		A*	75.40		
AUG-8 75	PR'FEE		A*	.50		
AUG-8 75	W'DEED		A*	8.00	*	83.90