This instrument prepared by:
George E. Mudter, Jr., Attorney
First American Center-10th Floor
Nashville, Tennessee 37238

BOOK 4960 PAGE 10

Send Tax Bills To: Buyer
Guaranty Mortgage Company
First American Center
Nashville, Tennessee 37238

This property is improved and known as: Lots 259, 260, 261, 280 and 281, Buena Vista Estates, Nashville, Tennessee

SUBSTITUTE TRUSTEE'S DEED

This instrument, made and entered on this 8th day of October, 1975, by and between Edwin A. Lozier, Substitute Trustee, and the Guaranty Mortgage Company of Nashville, Nashville, Tennessee, its successors and assigns:

WITNESSETH:

WHEREAS, on August 8, 1974, Albert F. Warner and James R. Greer, partners,d/b/a. A & R Builders, executed to Herschel Greer, Trustee, a deed of trust on real estate hereinafter described and recorded in Book 4843, page 104, 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, Edwin A. Lozier was duly appointed Substitute Trustee, on September 16, 1975 by instrument recorded in Book 4951, page 274, 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, Edwin A. Lozier, 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 October 8, 1975, at 12:00 noon at the Front door of the Courthouse in Nashville, Davidson County, Tennessee, the said Edwin A. Lozier, 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 Lots 259, 260, 261, 280 and 281, at the price of $116,934.21 and, said sum of said bid having been paid, the receipt of which is hereby acknowledged,

Lot 259 - 13DA-39875 - 59-5-254
Lot 260 - 13DA-40305 - 59-5-255
Lot 261 - 13DA-40300 - 59-5-256
Lot 280 - 13DA-40375 - 59-5-275
Lot 281 - 13DA-40370 - 59-5-276

NOW, THEREFORE, for and in consideration of the premises, Edwin A. Lozier, 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:

Being Lots 259, 260, 261, 280 and 281 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County.

Being the same property conveyed to A & R Builders, a partnership composed of Albert F. Warner and James R. Greer by deed from Earl Hawkins and William C. Greer, of record in Book 4833, page 453, Register's Office for said County.

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

EDWIN A. LOZIER, 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.

D 1827 T 1 REF. OCT 8 3 52 PM '75 FEE WILSON H. REGISTER DAVIDSON COUNTY, TENN.

Edwin A. Lozier

Edwin A. Lozier, 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 Edwin A. Lozier, 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 8th day of October, 1975.

Helen D. Scott

Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: May 30, 1979

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $116,934.21.

Edwin A. Lozier

Affiant

Sworn to and subscribed before me, this 8th day of October, 1975.

OCT-8 75 CONV 90,000.00
OCT-8 75 CONV 26,934.21
OCT-8 75 STAX A* 303.94
OCT-8 75 PRFEE A* .50
OCT-8 75 RECD A* 4.00 * 308.44

Helen D. Scott

Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: May 30, 1979