FROM: ROBERT L. ECHOLS,
SUBSTITUTE TRUSTEE

TO: GUARANTY MORTGAGE COMPANY OF NASHVILLE

MORTGAGOR: DEBORAH J. CARUTHERS

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Guaranty Mortgage Company of Nashville First American Center Nashville, Tennessee 37238	Same BOOK 4962 PAGE 104	Map 59-12 Parcel 5

This instrument prepared by: DEARBORN & EWING, Attorneys, 1912 Parkway Towers, Nashville, Tennessee, 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $19,055.96.

Robert L. Echols
Affiant

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

Barbara J. Brewer
Notary Public

My Comm. Expires: 4-27-76

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 19, 1973, of record in Book 4749, page 69, Register's Office for Davidson County, Tennessee, Deborah J. Caruthers, unmarried, conveyed to Herschel Greer, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 4948, page 588, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of Herschel Greer, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Robert L. Echols, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said Robert L. Echols, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:10 o'clock, Tuesday, on October 14, 1975, at the front door of the Courthouse in Nashville Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on September 16, 23, and 30, 1975; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Guaranty Mortgage Company of Nashville, acting through its agent, Stephen C. Baker, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Guaranty Mortgage Company of Nashville, acknowledges receipt of the sum of Nineteen Thousand Fifty Five and 96/100 ($19,055.96) Dollars, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Guaranty Mortgage Company of Nashville, a corporation organized under the laws of the United States, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in the 13th Civil District Annexed (Formerly 12th Civil District) of Davidson County, Tennessee, being Lot No. 245 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being the same property conveyed to Deborah J. Caruthers, unmarried, by deed from Jones Homes, Inc., which will be filed for record simultaneously with this instrument.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Guaranty Mortgage Company of Nashville, a corporation organized under the laws of the United States, its successors and assigns, forever; and Robert L. Echols, S Substitute Trustee, does hereby transfer, assign, and set over unto Guaranty Mortgage Company of Nashville, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant title as fully as he, as Substitute Trustee, is authorized so to do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert L. Echols, Substitute Trustee, has executed this instrument on this the 16th day of October, 1975.

Robert L. Echols
Substitute Trustee

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REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
OCT 16 3 44 PM '75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara G. Brewer, a Notary Public in and for said State and County, the within named Robert L. Echols, 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 at office in Nashville, Tennessee, this 16th day of October, 1975.

Barbara G. Brewer
Notary Public

NOTARY PUBLIC BARBARA G. BREWER DAVIDSON COUNTY, TENN.

My Commission Expires: 4-27-76

OCT 16 75	CONV	19,055.96			
OCT 16 75	S'TAX		A*	49.66	
OCT 16 75	PR'FEE		A*	.50	
OCT 16 75	W'DEED		A*	4.00	* 54.16