BOOK 4879 PAGE 752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,770.00. Bruce Wallace
Affiant

Subscribed and sworn to before me this 15th day of December, 1975.
Notary Public

My commission expires: 2-27-79

EDWARD SEDDON, SUBSTITUTE TRUSTEE

TO: SUBSTITUTE TRUSTEE DEED

MORTGAGE ASSOCIATES, INC.

Map 11, Parcel 103

This instrument was prepared by:
EDWARD SEDDON, ATTORNEY-AT-LAW
1102 Kermit Drive, Suite #203
Nashville, Tennessee 37217

Person or Agency responsible for Tax Bills: Buyer
Mortgage Associates, Inc.
1835 Savoy Drive, N.E., #300
Atlanta, Georgia 30341

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 15th day of December 1975, by and between Edward Seddon, Substitute Trustee, Party of the First Part, and Mortgage Associates, Inc., Party of the Second Part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 4889, Page 869, Register's Office for Davidson County, Tennessee, Hershal Glenn Swift et ux Patricia Swift conveyed certain property described therein to Richard D. Cahoy, Trustee, to secure a First Mortgage, payable to Mortgage Associates, Inc., of Atlanta, Georgia, and Edward Seddon, having been appointed Substitute Trustee, by instrument of record in Book 4970, Page 605, Register's Office, Davidson County, Tennessee.

WHEREAS, default having been made in the payment of said note, and the holder thereof has directed Party of the First Part to advertise and sell said property in satisfaction of said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust; and

WHEREAS, Party of the First Part did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record as prescribed by Said Deed of Trust and,

WHEREAS, pursuant to said notices Party of the First Part did offer said property for sale at the front door of the Davidson County Court House in Nashville, Tennessee, on December 11, 1975, at 12:00 Noon, and Mortgage Associates, Inc., Party of the Second Part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY-FIVE THOUSAND SEVEN HUNDRED SEVENTY and 00/100 Dollars ($35,770.00).

NOW, THEREOF, in consideration of the premises, Party of the First Part has this day bargained and sold and does hereby transfer and convey unto Party of the Second Part, the said Mortgage Associates, Inc., and their assigns, the following real estate located in Davidson County; to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, as described according to a survey by John Kohl, Surveyor, dated January 30, 1975, described as follows: BEGINNING at a point in the center of Freeman Road, the southeast corner of the subject tract; thence leaving said Road, S 72 degrees 7 feet West, 322.09 Feet to a point in the east line of the Dennis Parker Land; thence with Parker's east line North 15 degrees 2 feet West 519.57 feet to a point in the south line of the property conveyed to William Earl Ayers and wife by deed from Earl Ayers and wife, of record in Book 4489, Page 791, Register's Office for said County, the northeast corner of the subject property; thence with the south line as set forth in said deed, South 87 degrees

52 feet East, 270.0 feet to a point; thence South 23 degrees 45 feet East, 105.6 feet to a point; thence South 40 degrees 27 feet East, 82.8 feet to a point in the center of Freeman Road; thence South 17 degrees 53 feet East, 245.00 feet to the point of beginning, containing 3.21 acres, more or less.

BEING the same property conveyed to Hershel Glenn Swift et ux Patricia Swift by deed of record in Book 4824, Page 60, Register's Office, Davidson County, Tennessee.

To have and to hold the aforesaid real estate unto Mortgage Associates, Inc., their assigns, forever and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind which were waived.

IN WITNESS WHEREOF, Party of the First Part has hereunto set his hand as of the day and date first above written.

Edward Seddon, Substitute Trustee
Party of the First Part

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 Edward Seddon, 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 Nashville, Tennessee, this the 15th day of December, 19 77.

Notary Public

My Commission Expires: 2-21-79

Dec 16 '75 C.O. 35,770.00
S.T. 93.08
P.F. .50 97.58
W.D. 4.00

D28385

IDENTIFICATION REFERENCE

DEC 16 1 35 PM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.