FROM: ROBERT L. ECHOLS, SUBSTITUTE TRUSTEE

FHA No. 483-034607-235

BOOK 4988 PAGE 685

TO: LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE

MORTGAGOR: SWEATT, John T.

Address New Owner as follows: Life & Casualty Insurance Co. of Tennessee, 401 Church Street, Nashville, Tennessee 37219

Send Tax Bills To: Same

Map-Parcel No. Map 59-14 Parcel 221

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 $19,303.61.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this 9th day of January, 19 76.

Susan G. Painter
Notary Public

My Comm. Expires: 9-16-78

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated August 5, 1970 of record in Book 4437, page 747, Register's Office for Davidson County, Tennessee, John T. Sweatt and wife, Barbara C. Sweatt, conveyed to John G. Palmer, 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 4960, page 708, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of John G. Palmer, 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 12:00 o'clock, noon, on Thursday, January 8, 1976, 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 December 9, 16 and 23, 1975; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Life & Casualty Insurance Company of Tennessee, 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 Life & Casualty Insurance Company of Tennessee, acknowledges receipt of the sum of Nineteen Thousand Three Hundred Three and 61/100 ($19,303.61) 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 Life & Casualty Insurance Company of Tennessee, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Being Lot No. 212 on the Plan of Haynes Estates, Sec. IV, as of record in Book 4300, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 90 feet on the easterly side of Rowan Drive and runs back between parallel lines 135 feet to a line at the rear on which it measures 90 feet thereon.

Being the same property conveyed to John T. Sweatt and wife, Barbara C. Sweatt by deed from W. L. Bainbridge Company of record in Book 4437, page 745, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Life & Casualty Insurance Company of Tennessee, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Robert L. Echols, Substitute Trustee, does hereby transfer, assign, and set over unto the Life & Casualty Insurance Company of Tennessee, 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 9th day of January, 1976.

Robert L. Echols
Substitute Trustee

D 2229 T IDENTIF. REFERENCE JAN 15 10 19 AM '76 FEE WILLIAM M. McGEE REGISTER DAVIDSON COUNTY, TENN.

JAN 15 CONV 19,303.61
JAN 15 S'TAX B* 50.18
JAN 15 PR'FEE B* .50
RECEIVED 51.68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan G. Paynter, 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 9th day of January, 1976.

Susan G. Paynter
Notary Public

My Commission Expires: 9-16-78