Bumpers.

SEND TAX BILLS TO: Robert W. Parkhurst
1034 Stahlman Bldg.
Nashville, TN 37201

BOOK 4931 PAGE 587

THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY,
4015 TRAVIS DRIVE, NASHVILLE, TN 37211

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C. EDWARD COOMER,

Substitute Trustee,

SUBSTITUTE TRUSTEE'S DEED

TO: ROBERT W. PARKHURST and
EDD R. TURNER, III

WHEREAS, by deed of trust executed July 14, 1960, in Davidson County, Tennessee, and of record in Book 3108, page 215, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from William B. Hopkins, et us to Charles F. Lovell, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, the said deed of trust and Promissory Note were assigned to Teachers Insurance and Annuity Association of America by instrument of record in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, Teachers Insurance and Annuity Association of America is now the holder in due course of said Promissory Note secured by said deed of trust; and,

WHEREAS, said deed of trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said William B. Hopkins, and wife, Frances C. Hopkins, their heirs, administrators, successors or assigns, and for advertising the time and place of said sale as required by law; and,

WHEREAS, said deed of trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and,

WHEREAS, Teachers Insurance and Annuity Association of America did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 4980, page 234, Register's Office for Davidson County, Tennessee, thereby vesting in said

Substitute Trustee all of the rights, powers and privileges of the original Trustee; and,

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in The Nashville Record, a newspaper of general circulation published in Davidson County,Tennessee, that said property would be sold at the south door of the Davidson County Courthouse at Nashville, Tennessee, on Wednesday, January 21, 1976, at 12 o'clock noon to the highest and best bidder for cash free from all of the rights of the said William B. Hopkins and wife, Frances C. Hopkins, their heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and Robert W. Parkhurst and Edd R. Turner, III, were jointly the highest and best bidders, said bid being in the amount of $5,300.00;

NOW THEREFORE, I, C. EDWARD COOMER,Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby transfer and convey to Robert W. Parkhurst and Edd R. Turner, III to have and to hold and to their successors and assigns forever and free from the rights of the said William b. Hopkins and wife, Frances C. Hopkins land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County,Tennessee, being the north 50 feet of Lot No. 11 on the re-subdivision of I.D. Luton's Addition of record in Book 974, page 55, Register's Office for said County.
>
> Said part of said lot fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to William B. Hopkins and wife, Frances C. Hopkins by deed from Mildred R. East, of record in Book , page , said Register's Office.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee; but it is expressly understood and agreed

that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 21st day of January, 1976, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)

BOOK 4991 PAGE 600

COUNTY OF DAVISON)

Personally appeared before me, BETTY FAYE HUNT, a Notary Public in and for the State and County aforesaid, C. EDWARD COOMER, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 21st day of January, 1976.

Notary Public

My commission expires:

5/8/78

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $5,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of January, 1976.

Notary Public

My commission expires:

5/8/78

IDENTIF. REFERENCE

JAN 26 2 46 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

D 3 3 5 7 8.

JAN 26 76	CONV	*5,300.00			
JAN 26 76 S'TAX			B*	13.78	
JAN 26 76 PR'FEE			B*	.50	
JAN 26 76	W'DEED		B*	8.00	* 22.28