Prepared By:
THOMAS, [illegible] & DALLAS
107 PARKWAY TOWERS
JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37219
(Return to Box 9)

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Map No. 148-8

Parcel No. 140

The actual consideration or value, whichever is greater for this transfer is $30,400.00

Affiant

This is improved property:

4584 Xavier

Antioch, Tenn., 37013

Subscribed and Sworn to before me this 5th day of February 1976.

Notary Public

Commission Expires: [illegible]

SEND TAX BILLS TO:

NATIONAL MORTGAGE CO.

4041 KNIGHT ARNOLD RD.

MEMPHIS, TENNESSEE, 38118

SUCCESSOR TRUSTEE'S DEED

Whereas, Jesse Dillard, and wife, Sherry P. Dillard executed a deed of trust on the 4th day of September, 1974, which was recorded in Trust Deed Book 4853, Page 33, Register's Office of Davidson County, Tennessee conveying to Delta Title Co., of Memphis, Tennessee, the hereinafter described property to secure payment to National Mortgage Company, a promissory note fully described in said deed of trust; and

Whereas, default has occured in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and National Mortgage Company, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, Theodore E. Carver, 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 the said real estate as required by the terms of said deed of trust in the The Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equitites of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs,

and pursuant to said advertisement on February 5th, 1976, at the front door of the Court House in Davidson County, Tennessee at 12:00 Noon, the said Theodore E. Carver, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when National Mortgage Company being the highest and best bidder, became the purchaser at the price of $30,400.00, and

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NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Theodore E. Carver, do hereby sell, transfer and convey as Substitute Trustee, unto the said National Mortgage Company its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Being Lot No. 134 on the Plan of Oakwood Terrace, Section II, as of record in Book 4460 Pages 118 and 119, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TO HAVE AND TO HOLD THE same unto the said National Mortgage Company, its successors and assigns, forever,

Theodore E. Carver covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, Theodore E. Carver, Substitute Trustee has hereunto set his hand on this 5th day of February, 1976.

Theodore E. Carver
Substitute Trustee

30,400.00

STATE OF TENNESSEE, COUNTY OF DAVIDSON

FEB 10 '76 CONV
FEB 10 '76 STAX
FEB 10 '76 REC FEE
B* 79.04
B* .50
* 1976.00 * 83.54

On this 5th day of February, 1976, before me personally appeared Theodore E. Carver, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and notarial seal.

My commission expires: 5/31/77

Barbara Kubyak
Notary Public

[illegible] RECEIVED FOR RECORD FEB 10 1976 AT 11:52 A.M. [illegible]