FROM: ROBERT L. ECHOLS,
SUBSTITUTE TRUSTEE

FHA No. 483-048983-203

TO: SUFFOLK FRANKLIN SAVINGS BANK

MORTGAGOR: McClain, Robert

Address New Owner as follows:
Suffolk Franklin Savings Bank
44 Franklin Street
Boston, Massachusetts 02110

Send Tax Bills To:
Same

BOOK 5005 PAGE 690

Map-Parcel No.
Map 148-3
Parcel 149

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 $26,775.91.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this 15th day of March 1976.

Susan G. Paynter
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Comm. Expires: 9-16-78

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 12, 1973 of record in Book 4756, page 456, Register's Office for Davidson County, Tennessee, Robert J. McClain and wife, Adele McClain, conveyed to Percy Wilkins, Jr., 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 4988, page 681, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of Percy Wilkins, Jr., 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 Tuesday, March 2, 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 February 3, 10, and 17, 1976; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Suffolk Franklin Savings Bank, 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 Suffolk Franklin Savings Bank, acknowledges receipt of the sum of Twenty Six Thousand Seven Hundred Seventy Five and 91/100 ($26,775.91) 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 Suffolk Franklin Savings Bank, a corporation organized under the laws of the State of Massachusetts, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1031 on the plan of Section 10, Cherokee Hills, of record in Book 4660, page 27, Register's Office for said County.

Said Lot No. 1031 fronts 79.24 feet on the easterly margin of Spann Court and extends back 158.5 feet on the northerly line and 122.1 feet on the southerly line to a broken line in the rear, measuring 73.95 feet thereon.

Being the same property conveyed to Robert J. McClain and wife, Adele McClain by deed from W. K. and Atkins Construction, a partnership composed of Jesse L. Atkins and W. K. Gardner, as of record in Book 4756, page 454, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Suffolk Franklin Savings Bank, a corporation organized under the laws of the State of Massachusetts, its successors and assigns, forever; and Robert L. Echols, Substitute Trustee, does hereby transfer, assign, and set over unto Suffolk Franklin Savings Bank, 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 15th day of March, 1976.

Robert L. Echols
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAR 16 76 CONV 26,775.91
MAR 16 76 STAX B* 69.68
MAR 16 76 PR'FEE B* .50

Personally appeared before me, Susan G. Paupeter, 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 15th day of March, 1976.

Susan G. Paupeter
Notary Public

My Commission Expires: 9-16-78

B4027 MAR 16 1976 8 08 AM '76 REGISTER DAVIDSON COUNTY, TENN. REFERENCE