This instrument prepared by:
John W. Wade, Jr., Attorney
TRABUE, STURDIVANT & DeWITT
26th Floor, L & C Tower
Nashville, Tennessee 37219

mail to

STATE OF VIRGINIA
CITY OF RICHMOND

The actual consideration or value whichever is greater for this transfer is $109,000.00.
HOME BENEFICIAL CORPORATION

By L. W. Richardson Pres

Subscribed and sworn to before me this 9th day of March, 1976.

Patsy L. Parrish
Notary Public
My Commission Expires: 1/2/1977

BOOK 5007 PAGE 881

SUBSTITUTE TRUSTEE'S DEED

Address New Owner as Follows	Send Tax Bills To:	Map & Parcel
Home Beneficial Corporation 3901 West Broad Street Post Office Box 27572 Richmond, Virginia 23261	Same	106-10 2 pcl

WHEREAS, on August 1, 1971, George Gray (Widower), executed a certain deed of trust to L. W. Richardson and J. M. Wiltshire, Jr., Trustees of record in Book 4533, page 983, Register's Office for Davidson County, Tennessee, by which he conveyed the title to the property herein described to L. W. Richardson and J. M. Wiltshire, Jr., Trustees, to secure the payment of a certain note and interest thereon, upon said property and improvements; and

WHEREAS, the undersigned was duly appointed Substitute Trustee pursuant to the authority contained in said deed of trust by the owner and holder of the indebtedness secured thereby, by instrument of record in Book 4995, page 251, said Register's Office; and

WHEREAS, default was made in the payment of said note and interest, and the entire indebtedness having been declared due and payable, said property was duly advertised for sale by the undersigned Philip J. Bagley, III, Substitute Trustee, in accordance with the provisions of said deed of trust, and on Friday, March 5, 1976 at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid in and purchased by the holder of the indebtedness, the Home Beneficial Life Insurance Company, for the sum of One hundred nine thousand and no/100 Dollars ($109,000.00), that being the highest and best bid; and

WHEREAS, the purchaser at said sale was the owner and holder of the indebtedness secured by said deed of trust, which indebtedness was credited with the amount of said bid; and

WHEREAS, the purchaser at said sale, for One Dollar ($1.00) and other good and valuable consideration, has assigned its purchase rights to Home Beneficial Corporation;

NOW, THEREFORE, in consideration of the premises, and in consideration of One hundred nine thousand and no/100 Dollars ($109,000.00) receipt of which is hereby acknowledged. I, Philip J. Bagley, III, Substitute Trustee, by virtue of the power and authority vested in me by said deed of trust, have bargained and sold and do by these presents transfer and convey unto Home Beneficial Corporation, its successors and assigns, the following described property in Davidson County, Tennessee:

> Land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, described according to a survey by Dixie Engineering Associates dated July 6, 1970, as follows:
>
> Beginning on the southerly margin of a dedicated alley also the easterly line of the Joe Katz property of record in Book 4239, page 988, Register's Office for said County; thence with Katz's easterly line south 22 deg. 43' west 310.08 feet to a concrete monument; thence south 67 deg. 00' east 75.00 feet to a concrete monument; thence south 54 deg. 56' east 224.10 feet to a concrete monument; thence north 22 deg. 43' east 504.38 feet to a concrete monument; thence north 67 deg. 17' west 168.87 feet to a concrete monument in the easterly margin of Cole Avenue; thence with the easterly margin of Cole Avenue south 22 deg. 43' west 146.00 feet to a point; thence north 67 deg. 17' west 125.00 feet to the point of beginning.
>
> Being the same property conveyed to George Gray by deed from George Sain of record in Book 4441, page 330, Register's Office for said County.

TO HAVE AND TO HOLD said tract of land to the said Home Beneficial Corporation, its successors and assigns, forever.

I covenant with said grantee that I am lawfully seized and possessed of said land as Substitute Trustee, and have a good right to convey it as such. And I do further covenant and bind myself, my successors and representatives, that I will warrant and forever defend the title to said property to the said grantee,

his successors and assigns, against the lawful claims of all persons whomsoever claiming by or through me.

This deed is executed by the said Philip J. Bagley, III, as Substitute Trustee only, and not further or otherwise.

Executed at Richmond, Virginia, this 9th day of March, 1976.

Philip J. Bagley III
Substitute Trustee

STATE OF VIRGINIA)
)
CITY OF RICHMOND)

Personally appeared before me, Linda M. Atkins, a Notary Public in and for said County and State, the within named Philip J. Bagley, III, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposestherein contained.

Witness my hand and official seal at Richmond, Virginia, this 9th day of March, 1976.

Linda M. Atkins
Notary Public

My Commission Expires: October 28, 1978.

LINDA M. ATKINS * NOTARY PUBLIC * RICHMOND, VA.

CO 109,000.00	MO
WD 6.00	MS
TD	ST 283.40
CC	ST
MR	PF 50
UCC	TOTAL 289.90

FEE
DAVID [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 27 2 43 PM '76

IDENTIF. REFERENCE

841242