Buyer SEND TAX BILLS TO: Name Fidelity Mortgage Co.
Address P.O. Box 1286
Jackson, Miss.

THIS INSTRUMENT PREPARED BY
DANIEL, BURTON, BOLIN & LA ROCHE
ATTORNEYS AT LAW
MURFREESBORO, TN 37130

mail 118-5-A 41 AM

TRUSTEE'S DEED

BOOK 5021 PAGE 735

WHEREAS, by Deed of Trust dated May 25, 1973, of record in Book 4711, page 717, Register's Office of Davidson County, Tennessee, Mary Louise Johnson, an unmarried person, conveyed in trust to Union Planters National Bank of Memphis, Trustee, certain real estate hereinafter described to secure and make certain the payment of one certain promissory note more particularly described in said deed of trust; and

WHEREAS, by instrument dated March 11, 1976, duly recorded in Book 5009, page 140, Register's Office of Davidson County, Tennessee, the holder and owner of the aforesaid promissory note, for reasons satisfactory unto itself, appointed the undersigned as Substitute Trustee to execute the terms and conditions of said deed of trust; and

WHEREAS, said deed of trust provided, among other things, that in the event of default in payment of said promissory note and/or interest, when due, the entire indebtedness should, at the option of the holder and owner thereof, become due and payable; and

WHEREAS, default was made in the payment of said note, and the holder and owner thereof declared the entire balance due and payable and instructed and directed the undersigned Substitute Trustee to foreclose said deed of trust and to sell the property herein conveyed; and

WHEREAS, the undersigned thereupon advertised the sale of said property in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, said advertisements appearing in said newspaper in three weekly notices on April 8, April 15, and April 22, 1976, fixing as the date of sale the 29th day of April, 1976 at 9:00 o'clock a.m., Central Daylight Savings Time, said notice also and otherwise complying with all of the requirements of law and the provisions of the aforesaid deed of trust; and

WHEREAS, at the time and place appointed and advertised, namely April 29, 1976, at 9:00 o'clock a.m., Central Daylight Savings Time, the undersigned offered said real estate for sale at the Courthouse in Nashville, Davidson County, Tennessee, and following the receipt of all bids made, sold said property to Fidelity Mortgage Company, P. O. Box 1286, 127 North State Street, Jackson, Mississippi, at the price of Eighteen Thousand, Thirty-Six and 33/100 ($18,036.33) Dollars, this being the highest, best and last bid.

NOW, THEREFORE, For and in consideration of the sum of EIGHTEEN THOUSAND, THIRTY-SIX AND 33/100 ($18,036.33) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, WILLIAM W. BURTON, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto FIDELITY MORTGAGE COMPANY, its successors and assigns, forever, the following described land situated in Nashville, County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being a certain building site or lot, designated as No. 12-A, and further identified as Parcel No. 41, on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete legal description of said lot.
>
> Being the same property conveyed to Mary Louise Johnson, an unmarried person, by deed from St. Martin, Inc., of record in Book 4711, page 715, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto FIDELITY MORTGAGE COMPANY, its successors and assigns in fee simple, forever, and in bar of all right or equity of redemption.

I, the undersigned, as Substitute Trustee, do hereby transfer, assign, and set over unto FIDELITY MORTGAGE COMPANY all of the covenants and warranties contained in the aforesaid deed of trust, and do hereby warrant the title to said property as fully and completely as I am authorized to do as such Substitute Trustee, but no further or otherwise.

BOOK 5021 PAGE 737

WITNESS my hand at Murfreesboro, Tennessee, on this the 30th day of April, 1976.

William W. Burton

William W. Burton,
Substitute Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM W. BURTON, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument (Trustee's Deed) for the purposes therein expressed and contained.

WITNESS my hand and Official Seal at office in Murfreesboro, Tennessee, this 30th day of April, 1976.

Henrietta Witty
Notary Public

My Comm. expires: June 27, 1978

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 18,036.33, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

William W. Burton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 1976.

Henrietta Witty
NOTARY PUBLIC OR REGISTER

MY COMMISSION EXPIRES: June 27, 1978

IDENTIFICATION REFERENCE

MAY 4 3 03 PM '76

D 47590

MAY-4-76	CONV	18,036.33			
MAY-4-76	S'TAX		B*	46.80	
MAY-4-76	PR'FEE		B*	.50	
MAY-4-76	W'DEED		B*	6.00	* 53.30