BOOK 5099 PAGE 840

THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

New Owner - Send Tax Bills:

Mortgage Corporation of the South
2119 Sixth Avenue, North
P.O. Box 10726
Birmingham, Alabama 35202

map + parcel
59-6-
45

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 19th day of March, 1976, Edward Seddon was named Trustee in a Deed of Trust of even date executed by Sanderson C. Jeter and wife, Dorothy M. Jeter, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $40,900.00, principal and interest at 8.75 per cent per annum on the unpaid balance, said Deed of Trust being recorded in Book 5008, page 335, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins, Adams, & Weems, Attorneys, a partnership whose statement of partnership appears of record in said Register's Office, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 5088, page 658, in the Register's Office for Davidson County, Tennessee; Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publication, namely: November 23, November 29, and December 7, 1976 in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Thursday, December 16, 1976, at 11:00 A.M., at the south door of the Courthouse in Davidson County, Tennessee, it, as said 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 hereinabove mentioned equities, as provided in said Deed of Trust, at which time MORTGAGE CORPORATION OF THE SOUTH, 2119 Sixth Avenue, North, P.O. Box 10726, Birmingham, Alabama, submitted the highest and best bid in the amount of $37,500.00.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to MORTGAGE CORPORATION OF THE SOUTH, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Ewing Valley, Section 1, as of record in Book 4300, page 167, Register's Office for said County.
>
> BEING the same property conveyed to Sanderson C. Jeter and wife, Dorothy M. Jeter by deed from Robert F. Lance and Associates, Inc., of record in Book 5008, page 333, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, convey to MORTGAGE CORPORATION OF THE SOUTH, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 20th day of December, 1976.

WILKINS, ADAMS, & WEEMS, Attorneys
a partnership, Substitute Trustee

BY: W E Weems
W. E. Weems, II, partner

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. E. Weems, II, partner of Wilkins, Adams, & Weems, Attorneys, 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 Nashville, Tennessee, this 20th day of December, 1976.

Louise H. Pinkley
Notary Public

My Commission Expires: 1-30-78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

W E Weems
Affiant

Subscribed and sworn to before me, this the 20th day of December, 1976.

Louise H. Pinkley
Notary Public

My Commission Expires: 1-30-78

D 8 2 4 5 6

RECEIVED FOR REFERENCE
Dec 22 3 33 PM '76
REGISTER DAVIDSON COUNTY, TENN.

DEC22 CONV 37,500.00
DEC22 STMP 97.50
DEC22 RCRDFEE .50
DEC22 MTGFEE 4.00 * 102.00
DEC22 MTGEED