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

New Owner - Send Tax Bills:

Mortgage Associates, Inc.
1835 Savoy Drive, N.E.
Atlanta, Georgia 30341

BOOK 5106 PAGE 534

64-12-44
64-12-48

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 22nd day of May, 1975, Richard D. Cahoy was named Trustee in a Deed of Trust of even date executed by Donald J. Stover and wife, Mary Stover, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $172,000.00, principal and interest at a rate per annum which shall be equal to the current "prime lending rate", plus One percent point on the unpaid balance, said Deed of Trust being recorded in Book 4917, page 383, 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 5095, page 887, 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 (20) days notice by three (3) successive publication, namely: December 14, December 21, and December 28, 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, January 6, 1977, at 11:10 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 ASSOCIATES, INC., 1835 Savoy Drive, N.E., Atlanta, Georgia, submitted the highest and best bid in the amount of $65,000.00.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to MORTGAGE ASSOCIATES, INC., 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 Lots 342 and 346 on the plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, to which reference is hereby made for more particulars.
>
> BEING part of the same property conveyed to Donald J. Stover and wife, Mary Stover by deed from Mortgage Associates, Inc., of record in Book 4917, page 381, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Weems, Attorneys, Substitute Trustee, convey to MORTGAGE ASSOCIATES, INC., 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.

JAN 17 E	CONV	65,000.00	B*	169.00	
JAN 17 E	S TAX		B*	.50	
JAN 17 E	R FEE		B*	4.00	* 173.50
JAN 17 E	W DEED				

WITNESS my hand at Nashville, Tennessee, this 14th day of January, 1977.

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

BY: _____
W. E. Weems, II

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 14th day of January, 1977.

Louise A. 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 $65,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 14th day of January, 1977.

Louise A. Pinkley
Notary Public

My Commission Expires: 1-30-78

D 85532

FILED FOR REFERENCE
JAN 17 3 38 PM '77
REGISTER
DAVIDSON COUNTY, TENN.