This instrument prepared by:

George E. Mudter, Jr., Atty.
10th Flr., First American Center
Nashville, Tennessee 37238

Send Tax Bills to New Owners:

Mr. and Mrs. Jim D. Dies
1406 Antioch Pike
Nashville, Tennessee 37211

Field Book No. 6DA-14563

Map 119-6 Parcel 190

SUBSTITUTE TRUSTEE'S DEED

BOOK 5115 PAGE 115

WHEREAS, default having been made in the payment of the debt and obligations, terms, and condition, provided for in that certain Deed of Trust dated April 12, 1965 to Herschel Greer, Trustee, executed by Edward Smith and wife, Winona B. Smith, as same appears of record in Book 3879, page 738, Register's Office of Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Herschel Greer as Trustee under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 5104, page 414, Register's Office for Davidson County, Tennessee, and the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties, and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instruments has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on January 11, 1977, and subsequent insertions appearing on January 18, 1977, and January 25, 1977, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 10, 1977, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the abovereferenced instruments, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to JIM D. DIES and wife, VIRGINIA DIES, at and for the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100 ($8,500.00)DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser JIM D. DIES and wife, VIRGINIA DIES, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the said sum.

NOW, THEREFORE, in consideration of the promises and the payment by JIM D. DIES and wife, VIRGINIA DIES of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned George E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said JIM D. DIES and wife, VIRGINIA DIES, their heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Being Lot No. 43 on the Map of Sterling Heights, Section II, as of record in Book 1424, page 104, Register's Office for said County.
>
> Said Lot No. 43 fronts 80 feet on the south side of Elberta Street and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Edward Smith and wife, Winona B. Smith, by deed from Alma Maxine Gilliam, as of record in Book 3879, page 737, Register's Office for said County.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto JIM D. DIES and wife, VIRGINIA DIES, their heirs and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 14th day of February, 1977.

T
IDENTIF. REFERENCE
FEB 14 3 20 PM '77
REGISTER
DAVIDSON COUNTY, TENN.

D 8 9 3 7 3

George E. Mudter, Jr.
George E. Mudter, Jr.
Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., the within named 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 February, 1977.

Notary Public

My commission expires: May 30, 1979

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $8,500.00.

Affiant

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

Notary Public

My commission expires: May 30, 1979