This instrument was prepared by James C. Summers, Attorney at Law, 300 James Robertson Parkway, Nashville, Tennessee 37201.

BOOK 5154 PAGE 318

Address New Owner:	Send Tax Bills To:	Map/Parcel No.:
Security Mortgage Investors c/o Delfax Financial Corp. 1720 Peachtree Rd., N.W. Atlanta, Georgia 30309	Same	82-3 76 Pal

TRUSTEE'S DEED

This instrument, made and entered into on this 19th day of May, 1977, by and between James C. Summers, Substitute Trustee, part of the first part, and Security Mortgage Investors, party of the second part;

WHEREAS, by a Deed of Trust dated April 12, 1972, of record in the Register's Office for Davidson County, Tennessee, in Book 4602, page 890, R. E. Vick and wife, Betty M. Vick, conveyed to David M. Guinn, Trustee, the hereinafter described real estate; and,

WHEREAS, said Deed of Trust authorizes the holder of the indebtedness to remove the Trustee named therein and appoint his successor by an instrument in writing and by instrument dated the 31st day of March, 1977, and recorded in said Register's Office in Book 5137, page 44, the said David M. Guinn was removed as Trustee and James C. Summers was nominated and appointed Substitute Trustee in his place; and,

WHEREAS, at the request of the holder of said indebtedness, I, James C. Summers, Substitute Trustee, under and by virtue of the powers vested in me as such trustee in said Deed of Trust, advertised the said real estate as required by law and by the term of said deed by giving twenty-one (21) days' notice by three successive publications, namely: April 28, May 5, and May 12, 1977, in the Nashville Record, Stahlman Building, Nashville, Tennessee, 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 and subject to all restrictions of record, all unpaid taxes and any other prior liens of record.

Pursuant to said advertisement, on Thursday, May 19, 1977, at 12:00 noon at the south front door of the courthouse in Nashville, Davidson County, Tennessee, I, James C. Summers, as said Substitute Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described, for cash, and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Security Mortgage Investors, at the price of One Thousand Five Hundred Seventeen Dollars and Sixty-Seven Cents ($1,517.67), this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, James C. Summers, Substitute Trustee, do hereby sell, transfer, and convey to Security Mortgage Investors, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, the following described real estate, to wit:

> Land in Davidson County, Tennessee, being Lot No. 38 and the northerly 5 feet of Lot No. 36 on the Plan of Shields, Davis and Horn's Addition, as of record in Book 57, Page 86, Register's Office for said County,
>
> Said Lot No. 38 and the northerly part of Lot No. 36 front together 45 feet on the westerly side of North Second, formerly Harris Street, and run back between parallel lines 145 feet, more or less, to an alley.

This conveyance is made subject to a Deed of Trust from R. E. Vick and wife, Betty M. Vick, to W. L. Bainbridge, Trustee, of record in Book 4078, Page 762, Register's Office for Davidson County, Tennessee.

I, James C. Summers, Substitute Trustee, convey to Security Mortgage Investors all the rights conveyed to me as such Trustee in said deed, including such covenants and warranties as I,as such Trustee, may lawfully make. All my actions in the premises are

done solely as Trustee and not otherwise, under the power vested in me under said deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Nashville, Tennessee, this 19th day of May, 1977.

E06926

IDENTIFICATION REFERENCE

JUN 2 3 08 PM '77

REGISTER DAVIDSON COUNTY, TENN.

JUN-27 CONV *1,517.67
JUN-27 S'TAX B* 3.90
JUN-27 P&'FEE B* .50
JUN-27 W'DEED B* 6.00 * 10.40

James C. Summers
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James C. Summers, Trustee, 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 office, this 19th day of May, 1977.

Barbara Lee
NOTARY PUBLIC

BARBARA WARREN NOTARY PUBLIC DAVIDSON COUNTY, TN.

My Commission Expires:
July 25, 1978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,517.67. James C. Summers

Sworn to and subscribed before me, this 24th day of May, 1977.

Barbara Lee
NOTARY PUBLIC

BARBARA WARREN NOTARY PUBLIC DAVIDSON COUNTY, TN.

My Commission Expires: July 25 1978