This instrument prepared by:
Warren H. Wild, Jr.
Farris, Evans & Warfield
18th Floor, Third National Bank Building
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills to:	Field Book No.
Third National Bank in Nashville Auditing Department 4th and Church Nashville, Tennessee 37244	Same	19W-00640

BOOK 5162 PAGE 606

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Gaines & Gaines Construction Company, Inc. executed a deed of trust dated June 26, 1974 to James L. Roberts, Trustee, of record in Book 4829, page 651, Register's Office for Davidson County, Tennessee, and James L. Roberts became unable to serve as Trustee under the above-mentioned deed of trust whereupon Thomas P. Kanaday, Jr., was appointed Successor Trustee under said deed of trust by instrument of record in Book 5144, page 117, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said deed of trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said deed of trust declared the deed of trust to be in default, and upon the defaults not being cured, the undersigned Successor Trustee, acting upon demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices duly published in the Nashville Record on May 19, June 2, and June 9, 1977, in accordance with the provisions of the deed of trust; and

WHEREAS, immediately prior to the publication of the advertisement of said property for sale at foreclosure, the undersigned Successor Trustee gave notice by letter dated May 16, 1977, to the debtor by regular mail enclosing a copy of the advertisement of such property for sale at foreclosure, and notice as required by statute was given to the Internal Revenue Service; and

WHEREAS, after due advertisement as required by law and the terms of the deed of trust, the undersigned Successor Trustee offered said land as described in the deed of trust for sale at the south (front) door of the

Courthouse, Nashville, Davidson County, Tennessee, at 12:00 Noon, June 17, 1977, when and where Third National Bank in Nashville, a national banking association, became the last and highest bidder at a price of Eighty Thousand ($80,000.00) Dollars.

NOW, THEREFORE, I, Thomas P. Kanaday, Jr., Successor Trustee, as aforesaid, in consideration of the premises and the sum of Eighty Thousand ($80,000.00) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do quitclaim, grant and convey to Third National Bank in Nashville, a national banking association, its successors and assigns, all of my right, title, and interest in and to the following described property and improvements located thereon, but no further or otherwise, being situated in Davidson County, Tennessee, and being more particularly described as follows:

> Being Lot No. 10 on the Plan of W. L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, Register's Office for said County.
>
> Said Lot No. 10 fronts 50 feet on the northerly side of Gallatin Avenue, formerly Main Street, or the Gallatin Pike, and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Gaines & Gaines Construction Company, Inc., by deed from Lewis E. Gaines and Joe Gaines, d/b/a Gaines & Gaines Construction Company, Inc., as of record in Book 4465, page 863, Register's Office for Davidson County, Tennessee.

Said sale is subject to the following:

(1) Any and all unpaid taxes and such state of facts as an accurate survey would disclose.

(2) Any unfiled mechanics' and materialmen's liens.

(3) Notice of tax lien filed by Commonwealth of Kentucky against Gaines & Gaines Construction Company, Inc. in the amount of Five Hundred Thirty-Four and 68/100 ($534.68) Dollars with accruing penalties of $4.47 per month of record in Book 4826, page 274, Register's Office for Davidson County, Tennessee.

(4) Title to that portion of the premises lying within the bounds of any road, streets, or highways.

(5) Such restrictions as may be applicable.

(6) Any other liens or encumbrances which take priority over the deed of trust under which the said foreclosure sale was held.

To have and to hold the said property to the said grantee, his successors in trust and assigns, forever, with the appurtenances, estate, title and interest thereunto appertaining.

WITNESS my hand this the 22nd day of June, 1977.

Thomas P. Kanaday, Jr.
Thomas P. Kanaday, Jr.
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is Eighty Thousand ($80,000.00) Dollars.

Thomas P. Kanaday, Jr.
Affiant

Subscribed and sworn to before me this 22nd day of June, 1977.

Robert N. Buchanan, III
Notary Public
My commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert N. Buchanan, III, a Notary Public in and for said County and State, Thomas P. Kanaday, 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 the 22nd day of June, 1977.

Robert N. Buchanan, III
Notary Public

My Commission Expires:

Dec. 25, 1980

E10529

IDENTIFICATION REFERENCE

JUN 22 1 37 PM '77

FILED

$22.50-STAX PAID

$.50-FEE PAID

$ 23.00