This instrument prepared by:

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

Send Tax Bills to New Owners:

First American National Bank
of Nashville
First American Center
Nashville, Tennessee 37237

Field Book No. 13DA 23010

Map 59-12 Parcel 4

BOOK 5183 PAGE 443

SUBSTITUTE TRUSTEE'S DEED

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 June 7, 1975 to H. Lynn Greer, Jr., Trustee, executed by Tom Wilford and wife, Bettye Holman Wilford, as same appears of record in Book 4921, page 299, Register's Office of Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed H. Lynn Greer, Jr. 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 5160, page 47, 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 June 30, 1977, and subsequent insertions appearing on July 7, 1977, and July 14, 1977, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 21, 1977, at 12:20 o'clock P.M., 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 FIRST AMERICAN NATIONAL BANK of NASHVILLE, at and for the sum of NINETEEN THOUSAND SEVEN HUNDRED SEVENTY-ONE AND 84/100 ($19,771.84) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the promises and the payment by FIRST AMERICAN NATIONAL BANK of NASHVILLE 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 FIRST AMERICAN NATIONAL BANK of NASHVILLE, its successors 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. 244 on the Plan of Trinity Hills Village Section II, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office for said County.

Being the same property conveyed to Tom Wilford and wife Bettye Holman Wilford, by deed, of record in Book 4921, page 297, 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 FIRST AMERICAN NATIONAL BANK of NASHVILLE, its successors 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 11th day of August, 1977.

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 11th day of August, 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 $19,771.84.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 1977.

Notary Public

My Commission expires: May 30, 1979

IDENTIF. REFERENCE → E 20106

FELIX Z. WILSON, COUNTY CLERK
DAVIDSON COUNTY, TENN.
Aug 12 12 58 PM '77

AUG 12	CONV	19,771.84				
AUG 12	S'TAX		B*	51.48		
AUG 12	PR'FEE		B*	.50		
AUG 12	W'DEED		B*	4.00	*	55.98