THIS INSTRUMENT PREPARED BY C. EDWARD COOMER, ATTORNEY,
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

Map 133-1
Par 3
a.E.

SEND TAX BILLS TO: National Life Insurance Company
Montpelier, Vermont 05602

C. EDWARD COOMER,

BOOK 5204 PAGE 189

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: National Life Insurance Company

WHEREAS, by deed of trust executed June 7, 1963, in Davidson County, Tennessee, and of record in Book 3592, page 595, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from David C. Pickard and wife, Barbara I. Pickard, unto Walter M. Noel, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, the National Life Insurance Company is now the holder in due course of said Promissory Note secured by said deed of trust; and,

WHEREAS, the said deed of trust and Promissory Note were assigned to the National Life Insurance Company by instrument of record in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, said deed of trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said David C. Pickard and wife, Barbara I. Pickard, their heirs, administrators, successors or assigns, and for advertising the time and place of said sale as required by law; and,

WHEREAS, said deed of trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and,

WHEREAS, the National Life Insurance Company did appoint C. Edward Coomer, attorney, as Substitute Trustee by instrument of record in Book 5182, page 744, Register's Office for Davidson County,

Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, that said property would be sold at the south door of the Davidson County Courthouse in Nashville, Tennessee, on Friday, September 30, 1977, at 12:00 noon to the highest and best bidder for cash free from all of the rights of the said David C. Pickard and wife, Barbara I. Pickard, their heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and the National Life Insurance Co. was the highest and best bidder, said bid being in the amount of $5,558.04.

NOW, THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby transfer and convey to the National Life Insurance Company to have and to hold to it and to its successors and assigns forever and free from the rights of the said David C. Pickard and wife, Barbara I. Pickard, land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 46 on the Map of an Addition to and revision of Lots No. 93 to 97, inclusive, of the H. G. McNabb Subdivision of record in Book 1130, page 79, Register's Office for said County.
>
> Said Lot No. 46 fronts 75 feet on the west side of Harlin Drive and runs back between lines, 166.7 feet on the north line, and 165.3 feet on the south line to a dead line on which it measures 75.1 feet.
>
> Being the same property conveyed to David C. Pickard and wife, Barbara I. Pickard, by deed from William C. (Carl) Toy and wife, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 30th day of September, 1977, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer
Substitute Trustee

E 28956.

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IDENTIF. REFERENCE

SEP 30 2 55 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Carol Twidwell, a Notary Public in and for the state and county aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 30th day of September, 1977.

Carol Twidwell
Notary Public

My commission expires:

8-1-81.

SEP 30 CONV *5,558.0
S'TAX B* 14.5
PR'FEE B* .50
W'DEED B* 8.00 * 23.05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $5,558.04 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
Affiant

Sworn to and subscribed before me this 30th day of September, 1977.

Carol Twidwell
Notary Public

My commission expires:

8-1-81