This instrument prepared by:
William P. Dougan
Thomas, Halliburton, & Ballin
107 Parkway Towers
Nashville, Tennessee 37219

BOOK 5207 PAGE 435

Map No.: 82-4

Parcel No.: 235

This is improved property at:
876 Carter Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:

Franklin Society Fed.Sav. & Loan Assn.
217 Broadway
New York, New York 10007

The actual consideration or value, whichever is greater for this transfer, is $ 15,356.39.

William P. Dougan
Affiant

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

Carter Howard
NOTARY PUBLIC
My Commission Expires:

CARTER HOWARD NOTARY PUBLIC DAVIDSON COUNTY TENN

SUCCESSOR TRUSTEE'S DEED

Whereas Willie L. Keel et ux Darlene M. Keel executed a deed of trust on the 17th day of February, 1977, which was recorded in Trust Deed Book 5118, page 890, Register's Office for Davidson County, Tennessee, conveying to Realty Mortgage Company, of the state of Georgia, the hereinafter described property to secure payment to Realty Mortgage Company, a promissory note fully described in said deed of trust; and

Whereas default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Franklin Society Federal Savings and Loan Association, owner of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5194, page 351, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas William P. Dougan, Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised the said real estate as required by the terms of said deed of trust in THE NASHVILLE RECORD, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on October 11, 1977, at the door of the Court House in Davidson County, Tennessee, at 12:00 noon, the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead,

as provided in said deed of trust; when Franklin Society Federal Savings and Loan Association, being the highest and best bidder, became the purchaser at the price of $15,356.39, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Franklin Society Federal Savings and Loan Association, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining, to-wit:

> BEING Lot No. 28 on the Plan of Carter Lane Place as of record in Plat Book 547, page 105, Register's Office, Davidson County, Tennessee.
>
> SAID Lot No. 28 fronts 50 feet on the southerly margin of Carter Avenue and runs back 130.4 feet on the easterly line and 130.9 feet on the westerly line to a dead line in the rear measuring 50 feet thereon.
>
> BEING the same property conveyed to Willie L. Keel and wife, Darlene M. Keel, by deed from Elmer J. Carpenter and wife, Lota R. Carpenter, of record in Book 5116, page 835, said Register's Office.

TO HAVE AND TO HOLD the same unto the said Franklin Society Federal Savings and Loan Association, its successors and assigns, forever,

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 11th day of October, 1977.

E3041

IDENTIFICATION REFERENCE
OCT 12 2 06 PM '77
FELIX DELK REGISTER DAVIDSON COUNTY, TENN.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 1977, before me personally appeared William P. Dougan, Substitute Trustee, to me known, and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:
2/6/80

Carter Howard
Notary Public

CARTER HOWARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OCT 11 77 CONV 15,356.39
OCT 11 77 S'TAX B* 40.04
OCT 11 77 PR'FEE B* .50
OCT 11 77 W'DEED B* 4.00