"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

Address New Owner and
Send Tax Bills To:

VNB MORTGAGE CORPORATION
P. O. BOX 26388
RICHMOND, VIRGINIA 23275

162-10-124

BOOK 5208 PAGE 137

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Joaquin Ramon Gomez de Molina Llovio and wife, June Gomez de Molina, executed to Harold Reeves, Trustee, a certain Deed of Trust on the property hereinafter described, the same being dated March 5, 1975, and being of record in Book 4894, page 282, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust and the Promissory Note thereby secured were assigned to Government National Mortgage Association by instrument of record in Book 4896, page 805, Register's Office for Davidson County, Tennessee; and

WHEREAS, the real property described in said Deed of Trust was subsequently conveyed to Claude Country, Inc., by deed from Joaquin Ramon Gomez de Molina Llovio and wife, June Gomez de Molina, of record in Book 4956, page 728; to Edward Allen Bill and wife, Kathi Gail Bill, by deed from Claude Country, Inc., of record in Book 4956, page 730; and to John L. Randall and wife, Donna Randall, by deed from Edward Allen Bill and wife, Kathi Gail Bill, of record in Book 5093, page 545, all in the Register's Office for Davidson County, Tennessee, the said John L. Randall and wife, Donna Randall, assuming the indebtedness secured by the Deed of Trust aforesaid; and

WHEREAS, the Promissory Note, payment of which was secured by the Deed of Trust aforesaid, was thereafter assigned to VNB Mortgage Corporation; and

WHEREAS, J. Greer Cummings, Jr. was appointed Successor Trustee by the lawful owner and holder of the Promissory Note evidencing the indebtedness described in and secured by the Deed of Trust aforesaid, said appointment being of record in Book 5188, page 475, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust and the Master Deed of Trust of record in Book 4398, page 7, Register's Office for Davidson County, Tennessee, offered said land for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12 o'clock Noon, Central Daylight Time, October 6, 1977, when and where VNB Mortgage Corporation became the last and highest bidder at the price of Thirty-Eight Thousand Four Hundred Seventy-Nine and 87/100 ($38,479.87) Dollars;

NOW, THEREFORE, I, J. Greer Cummings, Jr., Successor Trustee as aforesaid, in consideration of the premises and of the sum of Thirty-Eight Thousand Four Hundred Seventy-Nine and 87/100 ($38,479.87) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said VNB Mortgage Corporation, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lot No. 124 on the Map of Brookview Estates, Section II, as of record in Book 4460, page 163, Register's Office, Davidson County, Tennessee.
>
> BEING the same property conveyed to Joaquin Ramon Gomez de Molina Llovio and wife, June Gomez de Molina, by deed from Fred Sloan, Jr. and wife, Margaret L. Sloan, of record in Book 4894, page 280; to Claude Country, Inc. by deed from Joaquin Ramon Gomez de Molina Llovio and wife, June Gomez de Molina, of record in Book 4596, page 728; to Edward Allen Bill and wife, Kathi Gail Bill, by deed from Claude Country, Inc., of record in Book 4956, page 730; and to John L. Randall and wife, Donna Randall, by deed from Edward Allen Bill and wife, Kathi Gail Bill, of record in Book 5093, page 545, all in the Register's Office for Davidson County, Tennessee.

Said sale is subject to any and all unpaid taxes, restrictive covenants, easements, setback lines applicable to said property, and any right or claim resulting from the filing of a federal tax lien of record in Book 5107, page 859, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said VNB Mortgage Corporation, its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee aforesaid, has the power to convey the same.

WITNESS my hand this 12th day of October, 1977.

J. Greer Cummings, Jr. Successor Trustee
J. GREER CUMMINGS, JR.,
SUCCESSOR TRUSTEE

= 30727

IDENTIF. REFERENCE
OCT 12 3 27 PM '77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Ann Rayland, a Notary Public in and for said County and State, the within named J. Greer Cummings, Jr., Successor 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 Nashville, Tennessee, this 12 day of October, 1977.

Margaret Ann Rayland
Notary Public

My Commission Expires: 1-29-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,479.87.

J. Greer Cummings, Jr.
Affiant

OCT 12 CONV 38,479.87
OCT 12 STAX
OCT 12 PR'FEE B* 100.10
OCT 12 W'DEED B* .50
B* 6.00 * 106.60

Subscribed and sworn to before me this 12 day of October, 1977.

Margaret Ann Rayland
Notary Public

My Commission Expires: 1-29-78