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

Address New Owner(s) as follows:	Send Tax Bills to:	Map Parcel No.:
Investors Savings & Loan Ass'n. of Springfield, Inc. 109 Walton Ferry Road Hendersonville, Tennessee	Same	58 14 15
		Field Book No.: 13 DA 50635

BOOK 5219 PAGE 862

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 28th day of October, 1977 by and between Warren H. Wild, Jr., Substitute Trustee, party of the first part, and Investors Savings and Loan Association of Springfield, Inc., party of the second part.

WHEREAS, by Deed of Trust dated the 11th day of March, 1975, of record in the Register's Office for Davidson County, Tennessee, in Book 4896, Page 575, Robert Davis, Jr. and wife Amy G. Davis conveyed to John A. Hubbard as Trustee the hereinafter real estate, to secure to Third National Bank in Nashville payment of Note of even date in the original principal amount of Seventy Five Thousand and no/100 ($75,000.00) Dollars; and

WHEREAS the Note and Deed of Trust were assigned by Third National Bank in Nashville by an Assignment of Deed of Trust of record in Book 5205, Page 325, said Register's Office; and

WHEREAS, John A. Hubbard was unable to serve as such Trustee and the party of the second part appointed Warren H. Wild, Jr., to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5205, Page 326, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occured, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and thirty (30) days notice was given of such default to Robert Davis, Jr. and wife Amy G. Davis as required by the terms of said Deed of Trust, and following

such notice the default was not cured; and

WHEREAS, the party of the second part, holder of the note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property to be sold at 12:00 O'Clock noon on Friday, October 28, 1977, at the South (front) door of the Courthouse in Davidson County, Tennessee, such advertisements appearing in said paper on October 6, October 13, and October 20, 1977, and sent a copy of such notice to both Robert Davis, Jr. and Amy Davis; and

WHEREAS, due notice of such sale was given to the District Director of the Internal Revenue Service, who had filed a federal tax lien on said property, as required by law; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Investors Savings and Loan Association of Springfield, Inc., at the price of Seventy Four Thousand Seven Hundred Six and 11/100 ($74,706.11) Dollars, this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of Seventy Four Thousand Seven Hundred Six and 11/100 ($74,706.11) Dollars, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do quitclaim, grant and convey unto Investors Savings and Loan Association of Springfield, Inc., its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 176 on the Plan of Enchanted Hills, Section IV, of record in Book 3842, page 112, Register's Office for said County.

Said lot 176 fronts 185.00 feet on the southerly margin of Kings Lane and extends back between lines measuring 255.0 feet on the easterly line and 241.9 feet on the westerly line to a line in the rear, on which it measures 185.20 feet thereon.

Being the same property conveyed to Robert Davis, Jr. and wife, Amy G. Davis, by deed from Enchanted Hills, Inc. of record in Book 4308, Page 250, Register's Office for Davidson County., Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the party of the second part, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

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 materials liens.

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

(4) Such easements and restrictions as may be applicable.

(5) Any other liens or enclumberances which take priority over the Deed of Trust under which said foreclosure was held.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service by virtue of its liens.

Witness the signature of the first party on this the day and date first above written.

Warren H. Wild, Jr.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me Robert N. Buchanan, III, a Notary Public of the State and County aforesaid, personally appeared WARREN H. WILD, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Substitute Trustee, and that he as such Substitute Trustee being authorized to so do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of October, 1977.

Robert N. Buchanan, III
Notary Public

My Commission Expires:
February 25, 1980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 74,706.11.

Subscribed and sworn to before me this the 28 day of October, 1977.

Affiant

My Commission Expires:
February 25, 1980

Robert N. Buchanan, III
Notary Public

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IDENTIF. REFERENCE T

Nov 8 9 26 AM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

NOV-77	CONV	74,706.11		
NOV-77	S'TAX		0* 134.22	
NOV-77	PR'FEE		0* .50	
NOV-77	D'DEED		0* 8.00	* 202.72