THIS INSTRUMENT PREPARED BY:
HAYNES AND SMITH, ATTORNEYS
1601-1/2 Buchanan Street
Nashville, Tennessee 37208

BOOK 5206 PAGE 411

Send Tax Bills To:
Frances M. McCullough
Rt. #1
Whites Creek, Tennessee

Map - 39
Parcel - 17

SUBSTITUTE TRUSTEE'S

D E E D

This instrument made and entered into on this 19th day of December, 1977, by and between Dent Morriss, Trustee, party of the first part, and Frances M. McCullough, party of the second part:

WHEREAS, by an installment deed dated August 11, 1976, of record in the Register's Office for Davidson County, Tennessee, in Book 5056, Page 823, Bobby W. Holland and wife, Juanita Gayle Holland conveyed to Angus Gillis, III, Trustee, the hereinafter described real property; and

WHEREAS, by the terms of the said installment deed, the holder of the indebtedness is authorized to name and appoint a successor to execute the trust therein created; and

WHEREAS, Frances M. McCullough, by instrument dated November 7, 1977, of record in the Register's Office for Davidson County, Tennessee, in Book 5220, Page 225, did appoint Dent Morriss as substitute trustee, default having occurred under the terms of the said installment deed; and

WHEREAS, at the request of the holder of said indebtedness, I, Dent Morriss, Substitute Trustee, under and by virtue of the powers vested in me as Trustee in said installment deed, advertised the said real property as required by law and by the terms of the installment deed by giving twenty (20) days notice by three successive publications, namely, November 24, 1977, December 1, 1977, and December 8, 1977, in the Nashville Record, a newspaper

published in Nashville, Davidson County, Tennessee, said sale to be for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind and nature, with said property to be sold subject to all unpaid taxes, restrictions as to building and use, and all prior encumbrances, pursuant to law and the terms of the said installment deed.

Pursuant to said advertisement, on Monday, December 19, 1977, at 12:00 Noon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, I, Dent Morriss, as said Substitute Trustee, offered for sale at public auction to the highest and best bidder the real property hereinafter described for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind and nature, subject to all unpaid taxes, restrictions as to building and use and all prior encumbrances, according to law and the terms of the said installment deed, at which time after asking for bids, sold said property to Frances M. McCullough, for the price of $6,237.39, this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Dent Morriss, Substitute Trustee, do sell, transfer and convey unto Frances M. McCullough, her successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes, and any other prior liens of record the following described real property to wit:

> A small tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated May 8, 1954, as follows:
>
> Beginning at a point in the centerline of State Highway No. 112 at the most easterly corner of the property conveyed to Grady Proctor by deed of record in Book 2282, Page 509, thence along Proctor's southeasterly line, South 36° 23' West 148.7 feet to a point; thence North 54° 25' West 55 feet to a point; thence North 36° 23' East 148.7 feet to a point in the centerline of State Highway No. 112; thence with the centerline of the same South 54° 25' East 55 feet to the point of beginning.

BOOK 5236 PAGE 413

Being the same property conveyed to Bobby W. Holland and wife, Juanita Gayle Holland in Book 5056, Page 823, Register's Office for Davidson County, Tennessee.

I, Dent Morriss, Substitute Trustee, convey unto Frances M. McCullough, all the rights conveyed to me as such Substitute Trustee, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being done solely as Substitute Trustee and not otherwise, under the power vested in me as aforesaid, and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 19 day of December, 1977.

DENT MORRISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me. Judy D. Spivey, the undersigned Notary Public in and for said County and State, the within named Dent Morriss, Substitute Trustee, and bargainor with whom I am personally acquainted and who acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 19 day of December, 1977.

Notary Public

My Commission Expires: 12-30-80

DEC 22 77 CONV *6,237.39
DEC 22 77 S TAX B* 16.12
DEC 22 77 PR'FEE B* .50
DEC 22 77 W'DEED B* 6.00 * 22.62

A F F I D A V I T

The actual value or the consideration for this transfer whichever is greater is $6,237.39.

Affiant

Sworn to and subscribed before me, this the 19 day of December, 1977.

Notary Public
My Commission Expires: 12-30-80

DEC 22 1977 FELIX Z. DAVIDSON REGISTER
IDENTIFICATION 53 REFERENCE

E 43128