This Instrument Was Prepared By

Dewey Pedigo, Jr.

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 5258 PAGE 735

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. C. McCullough (NAME)	(NAME)	120-16527
7 Long Valley Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	61-13
Brentwood, Tenn 37027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Dallas D. Turner and wife, Loretta Turner, executed a deed of trust dated October 10, 1973, which was recorded in Book 4755, pages 796-798, Register's Office for Davidson County, Tennessee, conveying to Union Planters National Bank, Trustee, the hereinafter described property to secure to National 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 Federal National Mortgage Association now the owner and holder of said note has demanded of the Substitute Trustee, appointed by an instrument of record in Book 5245, page 703, 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, Dewey Pedigo, Jr., as 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 did advertise the said real estate three consecutive weeks and more than 21 days notice, one insertion of said advertisement appearing in each of the issues on February 2, February 9, and February 16, 1978 respectively 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 February 28, 1978 at the front door of the Courthouse in Davidson County, Tennessee, at 12:00 o'clock noon, the said Dewey Pedigo, Jr., Substitute Trustee,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,805.00

Subscribed and sworn to before me, this the 3rd day of March, 1978

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

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 William C. McCullough and wife, Araminta M. McCullough being the highest and best bidder, became the purchaser at the price of $18,805.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Dewey Pedigo, Jr., do hereby sell, transfer and convey as Substitute Trustee, unto the said William C. McCullough and wife, Araminta M. McCullough, their heirs 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:

> Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Dallas D. Turner and wife, Loretta Turner by deed from Jones Homes, Inc. of record in Book 4755, page 794, Register's Office for Davidson County, Tennessee. and also being the same property conveyed to Juanita V. O'Hara and Gary D. Hulsey by deed from Dallas D. Turner and wife, Loretta Turner of record in Book 5195, page 523, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said William C. McCullough and wife, Araminta M. McCullough, their heirs and assigns, forever.

Dewey Pedigo, Jr. 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, Dewey Pedigo, Jr. Substitute Trustee, has hereunto set his hand on this 28th day of February, 1978.

Dewey Pedigo, Jr.
SUBSTITUTE TRUSTEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Dewey Pedigo, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as Substitute Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1978.

Dewey W. Pedigo
Notary Public
at Large

My commission expires:
11-12-78

E 5 3 0 9 3

IDENTIF. REFERENCE

MAR 3 10 59 AM '78

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

MAR-3-78	CONV	18,805.00			
MAR-3-78 S'TAX			B*	48.88	
MAR-3-78 PR'FEE			B*	.50	
MAR-3-78	W'DEED		B*	6.00	* 55.38