"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:

BOOK 5267 PAGE 519

Jefferson Federal Savings &
Loan Association
215 North 21st Street
Birmingham, Alabama 35203

Map 71-16

Parcel 199

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Dale F. Ramsey, unmarried, executed to James I. Vance Berry, Trustee, a certain Deed of Trust on the property hereinafter described, the same being dated March 23, 1977, and being of record in Book 5128, page 507, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust and the indebtedness thereby secured were assigned to Jefferson Federal Savings & Loan Association by instrument of record in Book 5159, page 296, Register's Office for Davidson County, Tennessee; 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 5255, page 599, 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, offered said land for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12 o'clock Noon, Central Standard Time, March 30, 1978, when and where Jefferson Federal Savings & Loan Association became the last and highest bidder at the price of Twenty-five Thousand Four Hundred and No/100 ($25,400.00) Dollars;

NOW, THEREFORE, I, J. Greer Cummings, Jr., Successor Trustee as aforesaid, in consideration of the premises and of the sum of Twenty-five Thousand Four Hundred and No/100 ($25,400.00) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said Jefferson Federal Savings & Loan Association, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> Being the easterly 55 feet of the westerly 105 feet of Lots Nos. 102, 103 and 104 on the plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.
>
> Said part of Lots Nos. 102, 103 and 104 fronts 55 feet on the southerly side of Mile End Avenue, formerly Douglas Avenue, and runs back 85.5 feet more or less, on the westerly line and 88 feet, more or less, on the easterly line to the northerly line of Lot 105, measuring 55 feet thereon.
>
> Being the same property conveyed to Dale F. Ramsey, unmarried, by deed from Robert W. Parkhurst and wife, Sandra H. Parkhurst, of record in Book 5128, Page 505, 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 the rights of parties or tenants in possession.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining, to the said Jefferson Federal Savings & Loan Association, 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 30 day of March, 1978.

J. Greer Cummings, Jr., Successor Trustee

J. GREER CUMMINGS, JR.,
SUCCESSOR TRUSTEE

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 30th day of March, 1978.

Margaret Ann Rayland
Notary Public

My commission expires:

57-1-7.4

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IDENTIF. REFERENCE

MAR 30 3 56 PM '78

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,400.00.

J. Greer Cummings, Jr.
Affiant

Subscribed and sworn to before me this 30th day of March, 1978.

Margaret Ann Rayland
Notary Public

My Commission Expires: 10/19/81

MAR30 78 CONV 25,400.00
MAR30 S'TAX $ 66.04
MAR30 FR'FEE $ .50
MAR30 78 W'DEED $ 6.00 * 72.54