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Par. 60 a.E.

THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

SEND TAX BILLS TO: DOBSON & JOHNSON, INC.
One Commerce Place
Suite 1800
Fifth and Union Streets
Nashville, TN 37239

BOOK 5271 PAGE 160

C. EDWARD COOMER,

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: Dobson & Johnson, Inc.

WHEREAS, by deed of trust executed April 28, 1976, in Davidson County, Tennessee, and of record in Book 5022, page 586, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from William J. Parker and wife, Agnes R. Parker, unto Albert Wm. Johnson, Trustee, to secure payment of a Promissory Note of even date therewith and fully described in said deed of trust; and,

WHEREAS, Dobson & Johnson, Inc. is the holder in due course of said Promissory Note secured by said deed of trust; and,

WHEREAS, said deed of trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said William J. Parker and wife, Agnes R. Parker, their heirs, administrators, successors or assigns, and for advertising the time and place of said sale as required by law; and,

WHEREAS, said deed of trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and,

WHEREAS, Dobson & Johnson, Inc. did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 5257, page 864, Register's Office for Davidson County, Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and,

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, that said property would be sold at the south door of the Davidson County Courthouse at Nashville, Tennessee, on Friday, April 7, 1978, at 12:00 noon to the highest bidder for cash free from all of the rights of the said William J. Parker and wife, Agnes R. Parker, their heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and Dobson & Johnson, Inc. was the highest and best bidder, said bid being in the amount of $32,045.00;

NOW, THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby transfer and convey to Dobson & Johnson, Inc. to have and to hold to it and to its successors and assigns forever free from the rights of the said William J. Parker and wife, Agnes R. Parker, land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 113 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, pages 48 and 49, Register's Office for said County.
>
> Being the same property conveyed to William J. Parker and wife, Agnes R. Parker by deed from Ron Harris and Bob Earheart, d/b/a Harris-Earheart Investments a partnership and recorded simultaneously with a deed of trust in the Register's Office for said County.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

In Witness whereof, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 7th day of April, 1978, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

Substitute Trustee

E 5877

IDENTIF. REFERENCE

APR 10 9 10 AM '78

REGISTER DAVIDSON COUNTY, TENN.

APR 10 78	CONV	32,045.00			
APR 10 78	S'TAX		B*	83.20	
APR 10 78	PR'FEE		B*	.50	
APR 10 78	W'DEED		B*	8.00	* 91.70

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Carol Twidwell, a Notary Public in and for the state and county aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 7th day of April, 1978.

Carol Twidwell
Notary Public

My commission expires:
08-01-81

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $32,045.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
Affiant

Sworn to and subscribed before me this 7th day of April, 1978.

Carol Twidwell
Notary Public

My commission expires:
08-01-81