THIS INSTRUMENT PREPARED BY:
LUCIEN DALE, ATTORNEY
1406 Nashville City Bank
Building
Nashville, Tennessee 37201

TRUSTEE'S DEED BOOK 5314 PAGE 53

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
WILLIAM O. SIMPKINS AND WIFE, DOREEME D. SIMPKINS 4th Floor, Nashville City Bank Bldg. Nashville, Tn. 37201	Noel-Palmer Mortgage Co. 1 Commerce Place Nashville, Tn. 37239	Map 58-16 Parcel 57 #13DA45112

WHEREAS, by instrument dated October 22, 1975 and recorded in Book 4963, Page 852, Register's Office for Davidson County, Tennessee, ROBERT NOEL OVERTON conveyed to J. A. CARNEY, TRUSTEE who resigned his trust as evidenced by his joining in an Appointment of Substitute Trustee of record in Book 5290, Page 203, Register's Office for Davidson County, Tennessee wherein the owners of said indebtedness appointed LUCIEN DALE as Substitute Trustee for the purpose of enforcing the trust on the hereinafter described property to secure therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions and payments made, and provided for in said Installment Deed, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested LUCIEN DALE, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, LUCIEN DALE, Substitute Trustee, did give twenty (20) days notice of the time, place and terms of the sale by an advertisement in three (3) weekly publications in The Nashville Record, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of the newspaper under the dates of June 22, June 29 and July 6, 1978 stating that on July 18, 1978 at 10:00 o'clock A.M. at the South Door of the Davidson County Courthouse in Nashville, Tennessee, sell at public outcry, to the highest and best and last bidder for cash, and in bar of all equity of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which are expressly waived in said Installment Deed, but subject to any prior liens and restrictions, Restrictive

Covenants, easement and setback lines, if any, recorded in said Register's Office applicable to said property, and subject to all unpaid taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, LUCIEN DALE, Substitute Trustee, offered said property for sale at public outcry and sold said property to WILLIAM O. SIMPKINS and wife, DOREEME D. SIMPKINS for THREE THOUSAND EIGHT HUNDRED DOLLARS ($3,800.00), which amount was the highest, best and last bid.

NOW, THEREFORE, in consideration of the sum of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, LUCIEN DALE, SUBSTITUTE TRUSTEE, do hereby bargain and sell and by these presents transfer and convey unto WILLIAM O. SIMPKINS and wife, DOREEME D. SIMPKINS the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Haynes Park Subdivision, Sec. 3, as of record in Book 4460, Page 185, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 65 fronts 69 feet on the westerly side of Haynes Park Drive and runs back between lines 222 feet on the southerly side and 209 feet on the northerly side, to a line at the rear on which it measures 70.21 feet thereon.
>
> Being the same property conveyed to Robert Noel Overton, unmarried, by deed from William O. Simpkins, and wife, Doreeme D. Simpkins, of record in Book 4963, Page 852, Register's Office for said County.

This property is improved, and located at 205 Haynes Park Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said property with appurtenances, estate, title and interest thereto belonging to the said WILLIAM O. SIMPKINS and wife, DOREEME D. SIMPKINS, their heirs and assigns forever, but subject to any prior liens and restrictions, Restrictive Covenants, easements and setback lines, if any, recorded in said Register's Office applicable to said property, and subject to all unpaid real estate taxes.

And I do further transfer and assign to the said WILLIAM O. SIMPKINS and wife, DOREEME D. SIMPKINS, all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it I can, or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 18th day of July, 1978.

E 7802 0.

T IDENTIF. REFERENCE

Jul 20 3 27 PM '78

LUCIEN DALE, Substitute Trustee

JUL 20 78	CONV	*3,800.00			
JUL 20 78	S'TAX		B*	9.88	
JUL 20 78	PR'FEE		B*	.50	
JUL 20 78	W'DEED		B*	6.00	* 16.38

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judy M Butler, a Notary Public in and for said County and State the within named LUCIEN DALE, SUBSTITUTE TRUSTEE, 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 office in said County and State this the 18th day of July, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

4/29/81

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF JULY, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

4/29/81