FROM: STEPHEN C. BAKER
SUBSTITUTE TRUSTEE

TO: Edward E. Newby and wife June Newby

MORTGAGOR: Paul W. Hartman and wife, Teresa Rader Hartman

Address New Owner as follows: Mr. and Mrs. Edward E. Newby
Route 2, Maxwell Road
Antioch, Tennessee 37013

Send Tax Bills to: same

Map-Parcel No. 176-0-28

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,138.81

William B. Dearborn
Affiant

Subscribed and sworn to before me, this the 27th day of July, 1978.

Notary Public

My Comm. Expires: 7-26-80

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated July 21, 1976, of record in Book 5057, page 36, Register's Office for Davidson County, Tennessee, Paul W. Hartman and wife, Teresa Rader Hartman conveyed to Damon Beard, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5300, page 340, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Damon Beard, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Stephen C. Baker, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said Stephen C. Baker, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:00 o'clock, noon, on July 27, 1978, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on June 22, and 29, 1978, July 6, 13 and 20, 1978; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Edward E. Newby was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Edward E. Newby, acknowledges

receipt of the sum of Seven Thousand Three Hundred Dollars ($7,300.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Edward E. Newby and wife, June Newby, their heirs, successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being in the 2nd Civil District of said County, being shown as Tract 1 on an undated survey by John McCormick, as follows:

Beginning at an iron pin in the southerly margin of Maxwell Road at the northeast corner of the property conveyed by Leslie F. Vantrease Sr., and wife, to Edward Newby and wife, as of record in Book 4798, page 75, Register's Office; thence with the margin of said Road, South 85 degrees 45 minutes East 268 feet to an iron pin in the easterly margin of a 40 foot right-of-way; thence with the margin of said right-of-way, South 3 degrees 10 minutes West 1,168 feet to an iron pin; thence North 85 degrees 15 minutes West 306.5 feet to an iron pin, Newby's southeast corner; thence with Newby's easterly line, North 4 degrees 55 minutes East 1,166.5 feet to the point of beginning.

Being the same property conveyed to Paul W. Hartman and wife, Teresa Rader Hartman, by deed from Leslie F. Vantrease, Sr., and wife, Josephine D. Vantrease, of record in Book 4798, Page 71, Register's Office for Davidson County, Tennessee

THE FOLLOWING DESCRIBED PROPERTY IS INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT IS EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

Land in the 2nd Civil District of Davidson County, Tennessee, containing 1.1 acre and a 40 foot right of way as follows:

Beginning at an iron pin in the southerly margin of Maxwell Road, said iron pin being the northeasterly corner of the property conveyed to Paul W. Hartman and wife, by deed from Leslie F. Vantrease and wife, as of record in Book 4798, page 71, Register's Office for said County; thence leaving said road, south 3 degrees 10 minutes west 433 feet to an iron pin; thence continuing south 3 degrees 10 minutes west 170 feet to an iron pin; thence north 77 degrees 26 minutes west 290.2 feet to an iron pin in Newby's easterly line; thence with Newby's line, north 4 degrees 55 minutes east 170 feet to an iron pin; thence south 77 degrees 17 minutes east 244.1 feet to an iron; thence north 3 degrees 10 minutes east 426.3 feet to an iron pin in the southerly margin of Maxwell Road; thence with the margin of the same, south 85 degrees 45 minutes east 40 feet to the point of beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward E. Newby and wife, June Newby, their heirs, successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Edward E. Newby and wife, June Newby, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 27th day of July, 1978.

Stephen C. Baker, Substitute Trustee

Stephen C. Baker
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, a Notary Public in and for said State and County, the within named Stephen C. Baker, Substitute 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 office in Nashville, Tennessee, this 27th day of July, 1978.

Betty R. Powers
Notary Public

My Commission Expires: 7-26-80

E 7921.9

IDENTIF. REFERENCE

JUL 27 1 23 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL27'78	CONV	22,138.81			
JUL27'78	S'TAX		B*	57.46	
JUL27'78	PR'FEE		B*	.50	
JUL27'78	W'DEED		B*	6.00	* 63.96