This instrument was prepared by:

Mail King & Ballow, Attorneys at Law
24th Floor, First American Center
Nashville, Tennessee 37238

Address New Owner:

First American National Bank of Nashville
First American Center
Nashville, Tennessee 37237

Send Tax Statements to: Same

Map 91-9
Par. 107

BOOK 5363 PAGE 77

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated November 19, 1976, executed by Raymond H. Smith and wife, Brenda E. Smith, to Jess Taylor, Trustee, which is recorded in Book 5097, page 16, Register's Office for Davidson County, Tennessee; and

WHEREAS, B. Gail Reese was appointed Substitute Trustee by instrument of record in Book 5342, page 524, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, B. Gail Reese, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12 Noon, Thursday, November 2, 1978, at the front door of the Courthouse, Public Square, Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, B. Gail Reese, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $2,200.00 by First American National Bank of Nashville, and said property was knocked off and sold to First American National Bank of Nashville.

NOW, THEREFORE, in consideration of the premises and the sum of $2,200.00 cash in hand paid by First American National Bank of

Nashville, I, B. Gail Reese, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to First American National Bank of Nashville, their heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being the Southerly 150 feet of Lot No. 27 and the westerly 26 feet of the southerly 150 feet of Lot No. 28 on the Plan of T. M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B. F. Cockrill Farm, as of record in Book 421, page 63, Register's Office for said County.
>
> Said parts of Lots Nos. 27 and 28 front together 106 feet on the northerly side of Deal Avenue and run back between parallel lines, with the easterly margin of Nall Avenue, formerly an unnamed street, 150 feet to a dead line.
>
> Being the same property conveyed to Raymond H. Smith and wife, Brenda Smith, by deed from Wilford Henry, of record in Book 5088, page 711, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to First American National Bank of Nashville, their heirs, and successors and assigns, forever.

And I covenant with the said First American National Bank of Nashville that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to First American National Bank of Nashville, their heirs, successors and assigns, against the lawful claims of all persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantees no greater title in the subject real estate than I received as Substitute Trustee.

WITNESS my hand this 6th day of November, 1978.

B. Gail Reese

B. GAIL REESE
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

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Personally appeared before me, Melissa L Holt, a Notary Public in and for the State and County aforesaid, B. Gail Reese, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 10th day of November, 1978.

Melissa L Holt
NOTARY PUBLIC

MELISSA L. HOLT NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

1-12-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,200.00

B. Gail Reese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Nov 1978

L.S. Deaconess
Deputy Register

IDENTIF. REFERENCE

NOV 13 2 07 PM '78
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

E 9 9 8 4 1

NOV 13 78 CONV *2,200.00
NOV 13 78 S'TAX B* 5.72
NOV 13 78 PR'FEE B* .50
NOV 13 78 W'DEED B* 6.00 * 12.22