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BOOK 5376 PAGE 207

This instrument prepared by:
Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
17th Floor, Third National Bank Building
Nashville, Tennessee 37219

IDENTIF. REFERENCE

DEC 18 3 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Third National Bank in Nashville c/o Tynon Roberts 5th Floor, Third National Bank Building Nashville, Tennessee 37244	Same	92-13-71 Field Book No. 11W70365

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 15th day of December, 1978, by and between WARREN H. WILD, JR., Substitute Trustee, hereinafter called "Substitute Trustee" and THIRD NATIONAL BANK IN NASHVILLE, hereinafter called "Buyer".

WHEREAS, by Deed of Trust dated the 14th day of January, 1977, of record in Book 5106, page 327, Register's Office for Davidson County, Tennessee, R. E. Coursey and wife, Geneva Coursey conveyed to James L. Roberts, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note dated January 14, 1977, in the original principal amount of Nineteen Thousand Five Hundred and no/100 Dollars ($19,500.00); and

WHEREAS, James L. Roberts was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5365, page 126, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such default in the manner required by the terms of said Deed of Trust, and following such notice, the default was not cured; and

WHEREAS, R. E. Coursey and wife, Geneva Coursey declared bankruptcy and order was entered by the Bankruptcy Court for the United States District Court, Middle District of Tennessee, Nashville Division, in case Bk. 78-30489, abandoning all title to the property and disclaiming the same; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as

provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on Friday, December 15, 1978, at the front door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on November 23, November 30,, and December 5, 1978, and sent a copy of such notice to R. E. Coursey and Geneva Coursey, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Third National Bank in Nashville, at the price of Twenty-One Thousand and no/100 Dollars ($21,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Twenty-One Thousand and no/100 Dollars ($21,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do quitclaim, grant and convey unto Third National Bank in Nashville, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 5 in Block No. 7 of Charlotte Park Company's 2nd Addition to Nashville, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.
>
> Being the same property conveyed to R. E. Coursey and wife, Geneva Coursey by deed from Hannah R. Kirshner, Bernita Kirshner Brown, Adele Kirshner Pilsk and Roslyn Kirshner Lavine of record in Book 5106, page 325, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Third National Bank in Nashville, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Sub-Trustee

WARREN H. WILD, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paula J. Reese, a Notary Public of the State and County aforesaid, personally appeared WARREN H. WILD, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville this 15th day of December, 1978.

PAULA J. REESE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Paula J. Reese
Notary Public

My commission expires:
2-25-80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, ~~for~~ this transfer is Twenty-One Thousand and no/100 Dollars ($21,000.00).

Affiant

Subscribed and sworn to before me this the 18TH day of DECEMBER, 1978.

Katherine M. Lindsay
Notary Public

My commission expires:
4-18-82

DEC 18 78 CONV 21,000.00
DEC 18 78 S'TAX B* 54.60
DEC 18 78 PR'FEE B* .50
DEC 18 78 W'DEED B* 6.00 * 61.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF Dec. 1978.

Deputy Register