. This instrument prepared by:

Stephen W. Ramp
FARRIS, WARFIELD & KANADAY
17th Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5403 PAGE 443

7598 03/09 24.70- CHECK

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Charles E. Binkley	Same	82-7 133

527 Statesman Bldg
Mail Nashville, Tenn.

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 8th day of March, 1979, by and between STEPHEN W. RAMP, Substitute Trustee, hereinafter called "Substitute Trustee" and CHARLES E. BINKLEY, hereinafter called "Buyer"; and

WHEREAS, by Installment Deed dated the 25th day of July, 1977, of record in Book 5177, page 307 Register's Office for Davidson County, Tennessee, Bennie H. Walker and Barry E. Walker conveyed to Campbell Brown, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville, Trustee under the Will of C. W. Kempkau of a Note dated July 18, 1977, in the original principal amount of Six Thousand and no/100 Dollars ($6,000.00); and

WHEREAS, Campbell Brown was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville, Trustee appointed Stephen W. Ramp to serve as Substitute Trustee in accordance with the terms of said Installment Deed by an instrument of record in Book 5393, page 554, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Installment Deed 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 Installment Deed declared the Installment Deed and Note to be in default, and twenty-one (21) days notice was given of such default to Bennie H. Walker and Barry E. Walker, in the manner required by the terms of said Installment Deed, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Installment Deed directed the Substitute Trustee to sell the property held as security under the Installment Deed 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 March, 8, 1979, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 15, February 22, and March 1, 1979, and sent a copy of such notice to Bennie H. Walker and Barry E. Walker and following such notice the default was not cured; and

SWR/lf
3/8/79

WHEREAS, due notice of such sale was given to the District Director of the Internal Revenue Service, who had filed a federal tax lien on said property, as required by law; 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, Trustee under the Will of C. W. Kempkau, at the price of Six Thousand Nine Hundred Fifty-Six and 03/100 Dollars ($6,956.03), this being the highest, last and best bid, which bid was assigned to Charles E. Binkley.

NOW, THEREFORE, I, Stephen W. Ramp, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Six Thousand Nine Hundred Fifty-six and 03/100 Dollars ($6,956.03), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do quitclaim, grant and convey unto Charles E. Binkley, his 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 the westerly 15 feet of Lot No. 11, all of Lot No. 12 and the easterly one-half of Lot No. 13 on the plan of Humphrey Pierce's Addition to East Nashville of record in Book 161, page 20, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 11, all of Lot No. 12 and part of Lot No. 13 front together 75 feet on the southerly side of Wilburn Street and runs back between parallel lines 91 feet, more or less to an alley.
>
> Being the same property conveyed to Bennie H. Walker and Barry E. Walker by deed from TNB-Trustee Under the Will of C. W. Kempkau of record in Book 5177, page 307, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Charles E. Binkley, his heirs, 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 Installment Deed 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.

F.1.7.6.3.9

IDENTIF. REFERENCE

MAR 9 11 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Stephen W. Ramp, Substitute Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Victoria P. Hassinger, a Notary Public of the State and County aforesaid, personally appeared STEPHEN W. RAMP, 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, Tennessee this 8th day of March, 1979.

Victoria P. Hassinger
Notary Public

VICTORIA P. HASSINGER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
9-7-80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Six Thousand Nine Hundred Fifty Six 03/100 Dollars ($ 6956.03).

Affiant

Subscribed and sworn to before me this the 8th day of March, 1979.

Victoria P. Hassinger
Notary Public

VICTORIA P. HASSINGER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
9-7-80

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5403 PAGE 446

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6956.03- CAMT.	
			18.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	24.70-
			7598A03/09/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7.6 3 9

T
IDENTIF. REFERENCE

MAR 9 11 17 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 59234