This instrument prepared by:
William P. Dougan, Thomas, Halliburton & Ballin,
107 Parkway Towers, Nashville, Tennessee 37219

Map No. 91-6

Parcel No. 300

This is improved property at:

5604 Kentucky Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:

Realty Mortgage, Inc.

2200 Century Parkway, N.E., Suite 250

Atlanta, Georgia 30345

The actual consideration or value, whichever is greater for this transfer, is $22,147.81.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 30th day of March, 1979.

Jay Malone
Notary Public

My Commission Expires:
Oct. 1, 1979

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Morris Williams, Jr., and Manse Bennett executed a deed of trust on the 30th day of August, 1978, which was recorded in Trust Deed Book 5334, Page 420, Register's Office of Davidson County, Tennessee, conveying to R. Vance Allred, Trustee, the hereinafter described property to secure payment to Realty Mortgage Incorporated, a promissory note fully described in said deed of trust; and

WHEREAS, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Franklin Society Federal Savings and Loan Association, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5400, Page 476, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

WHEREAS, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on March 30, 1979, at the front door of

Court House in Davidson County, Tennessee, at 12:00 noon, the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when Franklin Society Federal Savings and Loan Association, being the highest and best bidder, became the purchaser at the price of $22,147.81, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Franklin Society Federal Savings and Loan Association its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

> BEING Lot No. 1509 and the easterly 7 feet of Lot No. 1511 of Block 200 on the Plan of West Nashville No. 1 as of record in Book 57, page 173, Register's Office for said County and described according to a survey by Norris H. Hickerson, Surveyor, June 30, 1953, as follows:
>
> BEGINNING at a stake in the northerly margin of Kentucky Avenue, said stake being located South 85 degrees west 110 feet from the westerly margin of 56th Avenue North; thence with the northerly margin of Kentucky Avenue, South 85 degrees east 32 feet to an iron pin; thence North 5 degrees west 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley westerly 32 feet to the original lot corners of Lot Nos. 1507 and 1509, thence with the common lot lines of Lots Nos. 1507 and 1509, southerly 150 feet to the point of the beginning.

Being the same property conveyed to Morris Williams, Jr., and Manse Bennett by deed from William B. Gregory, Trustee, of record in Book 5334, page 418, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said Franklin Society Federal Savings and Loan Association, its successors and assigns, forever,

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens, and easements and restrictions of record.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 30th day of March, 1979.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 1979, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:
Oct. 1, 1979

Notary Public

F. 2. I. 3 7. 0.

IDENTIF. REFERENCE

APR 2 2 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5412 PAGE 830

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
			22147.81-	CO
			57.46	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	63.96-
2590A04/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2137.0

IDENTIF. REFERENCE

APR 2 2 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674055