This instrument was prepared by:

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

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Address New Owner:

Jim Dies and wife, Virginia L. Dies
2801 Nolensville Road
Nashville, TN 37211

Send Tax Statements to:

Same

Field Book No. 06DA-38061

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated December 17, 1976, executed by David J. Layne to Jess Taylor, Trustee, which is recorded in Book 5100, page 13, Register's Office for Davidson County, Tennessee; and

WHEREAS, B. Gail Reese was appointed Substitute Trustee by instrument of record in Book 5414, page 266, 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, Tuesday, May 29, 1979, 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 one of $8,800.00 by Jim Dies and wife, Virginia L. Dies, and said property was knocked off and sold to Jim Dies and wife, Virginia L. Dies.

NOW, THEREFORE, in consideration of the premises and the sum of $8,800.00 cash in hand paid by Jim Dies and wife, Virginia L. Dies, I, B. Gail Reese, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to Jim Dies and wife, Virginia L. Dies, their heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 359, Sunrise Heights Second Plan, as of record in Book 421, page 46, Register's Office for said County.
>
> Said Lot No. 359 fronts 50 feet on the northerly side of Veritas Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Joyce Layne Hansell and David J. Layne by deed from Elder B. Emberton and wife, Doris Spann Emberton, of record in Book 4903, page 534, Register's Office for Davidson County. Said Joyce Layne Hansell conveyed her one-half undivided interest to David J. Layne by quitclaim deed of record in Book 5057, page 574, 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 Jim Dies and wife, Virginia L. Dies, their heirs, successors and assigns, forever.

And I covenent with the said Jim Dies and wife, Virginia L. Dies 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 Jim Dies and wife, Virginia L. Dies, 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 29th day of May, 1979.

B. Gail Reese

B. GAIL REESE
Substitute Trustee

5679 05/29 29.38- CHECK

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Melissa L. Hall, a notary public in and for said County and State, B. Gail Reese, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1979.

Melissa L. Hall
NOTARY PUBLIC

My Commission Expires:

1-11-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 1979.

Deputy Register

F. 3. I. 6. 0 6

IDENTIF. REFERENCE

MAY 29 3 55 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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

8800.00- CO
22.88 CO TX
.50 PRFEE
6.00 WDEED
CHECK 29.38-
5679A05/29/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 6. 0 6

T
IDENTIF. REFERENCE

MAY 29 3 55 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686725