BOOK 5444 PAGE 114

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

Map No. 105-9-473
Field Book #:
~~XXXXXXXXXX~~ 22W-6445

This is improved property at:

1407 Acklen Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:

Realty Mortgage Company
6755 Peachtree Industrial Blvd.
Suite 200
Atlanta, Georgia 30360

The actual consideration or value, whichever is greater for this transfer is $ 26,684.51.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 1st day of June, 1979.

Kate Shaw Smith
Notary Public
My Commission Expires: 7-18-82

SUCCESSOR TRUSTEE'S DEED

Whereas, William L. Grigsby and wife Margaret A. Grigsby executed a deed of trust on the 18th day of January, 197, which was recorded in Trust Deed Book 5107, Page 242, Register's Office of Davidson County, Tennessee, conveying to Larry Weinberg, 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 Realty Mortgage, Inc., holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5388, Page 45, 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 June 1, 1979, at the ~~XXXXXX~~ front door of the 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 Realty Mortgage, Inc., being the highest and best bidder, became the purchaser at the price of $26,639.51, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Realty Mortgage, Inc., 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. 10 on the Plan of Blakemore's Subdivision of Lawrence Lawn as of record in Book 161, page 165, Register's Office for said County, described according to a survey by Barge, Waggoner, Sumner and Cannon, Surveyors, dated March 28, 1975, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to William L. Grigsby and wife, Margaret A. Grigsby by Warranty Deed from Sarah Jean Holderfield Zeitlin, d/b/a Holderfield Enterprises, of record in Book 5107, page 240, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Grigsby and wife Margaret A. Grigsby by deed from Sara Jean Holderfield Zeitlin, d/b/a Holderfield Enterprises of record in Book 5107, page 240, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said Realty Mortgage, Inc., 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 hnder 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.

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

William P Dougan
Substitute Trustee

F. 32376 IDENTIF. REFERENCE
JUN 1 3 44 PM '79
FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 19 79, 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: 7-18-82.

Kate Abbott Jones
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
			26634.51- CO	
			69.16 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	73.66-
6674A	06/01/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-32376

IDENTIF. REFERENCE

JUN 1 3 44 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687693