5-11-79 50.78 check

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

BOOK 5434 PAGE 447

Map No. 82-16-349 BOOK 5453 PAGE 848

18W-06240

The actual consideration or value, whichever is greater for this transfer, is $ 17,767.75.

William P. Dougan
Affiant

This is improved property at:

910 Boscohel Street
Nashville, Tennessee

Subscribed and sworn to before me, this 11th day of May 1979.

SEND TAX BILLS TO:

Realty Mortgage, Inc.
2200 Century Parkway N.E., Suite 250
Atlanta, Georgia 30345

Notary Public
My Commission Expires: Oct 21 1981

RE-RECORDED
SUCCESSOR TRUSTEE'S DEED

Whereas, William Leggett and Ida Mai Leggett executed a deed of trust on the 14th day of July, 1977, which was recorded in Trust Deed Book 5173, Page 639, Register's Office of Davidson County, Tennessee, conveying to R. Vance Allred, Trustee, hereinafter described property to secure payment to Realty Mortgage, Inc., 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 5420, Page 340, 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 May 11, 1979, at the 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 Franklin Society Federal Savings and Loan Assn., being the highest and best bidder, became the purchaser at the price of $ 17,767.75, 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 Assn., 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:

LAND in Davidson County, Tennessee, Being Lot No. 10 on the Map of W. W. Totten's Addition, of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William Leggett and wife, Ida Mai Leggett, by deed from Donald D. Floyd and wife, Beverly Ann Floyd, of record in Book 5173, page 637, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any easements and restrictions of record.

Being the same property conveyed to R. Vance Allred, Trustee by deed of Trust from William Leggett and Ida Mai Leggett of record in Book 5193, page 639, 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 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.

F 35976 IDENTIF. REFERENCE MAY 12 AM '79 REX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 11th day of May, 1979

William P. Dougan
Substitute Trustee

F 28902 IDENTIF. REFERENCE MAY 11 4 PM '79 REX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 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

Notary Public