STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 48557.49 .

Jim Tyson
Affiant

Subscribed and sworn to before me, this 13th day of July, 1979.

Cynthia B Faucett
Notary Public

My commission expires 1-6-83.

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:
Home Federal Savings & Loan
Association of Nashville
230 Fourth Avenue North
Nashville, Tennessee 37219

Send Tax Bills to: Same

Map-Parcel Numbers
74-4 Par. 65

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 12th day of July, 1979 by and between CHARLES NELSON, JR., SUBSTITUTE TRUSTEE, FIRST PARTY, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, SECOND PARTY,

WITNESSETH:

WHEREAS, by a deed of trust, dated May 30, 1978, of record in Book 5292, page 906, Register's Office for Davidson County, Tennessee, Cyrus B. Dement and wife, Virginia A. Dement, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property to secure the payment of a promissory note in the original principal sum of Fourth Four Thousand Five Hundred Fifty and no/100 and,

WHEREAS, Attorneys Title Company, Inc., Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 5446, page 59, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in The Nashville Record on June 14, 1979, June 21, 1979 and June 28, 1979, and,

WHEREAS, First Party did offer said property for sale at the south door of the Court House in Davidson County, Tennessee, on Thursday, July 12, 1979 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FORTY EIGHT THOUSAND FIVE HUNDRED FIFTY SEVEN AND 29/100 ($48,557.29) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and does by these presents transfer and convey unto Second Party, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31 on the Revised Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office.

Said Lot No. 31 fronts 79.0 feet on the northeasterly margin of Hermitage Ridge and extends back 125.32 feet on the northeasterly line, and 127.03 feet on the southeasterly line to a line on the rear on which it measures 79.02 feet.

Being the same property conveyed to Cyrus B. Dement and wife, Virginia A. Dement by deed from Jack Williams and wife, Frances E. Williams of record in Deed Book 5292, page 904, said Register's Office.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Charles Nelson, Jr., Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date above written.

Charles Nelson, Jr., Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Harold W. Fitzpatrick, a Notary Public in and for said State and County, the within named Charles Nelson, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 13th day of July, 1979.

Harold W. Fitzpatrick
Notary Public

My Commission Expires:

4-18-82

IDENTIF. REFERENCE

Jul 18 3 08 PM '79

FEE $ 4.00 SUN TAX REGISTER
DAVIDSON COUNTY, TENN.

F40809

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

BOOK 5467 PAGE 255

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
7323A07/18/79		48557.49-	CO	
			126.36 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	135.96-
	BAL			.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40809

IDENTIF. REFERENCE

JUL 18 3 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698031