6868 08/24 178.50- CHECK

BOOK 5488 PAGE 60

This instrument prepared by:

Stephen W. Ramp
FARRIS, WARFIELD & KANADAY
17th Floor, Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Third National Bank Post Office Box 7658 Nashville, Tennessee	Same	150-10 6 150-10 5

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 17th day of August, 1979, by and between Stephen W. Ramp, Substitute Trustee, hereinafter called "Substitute Trustee" and Third National Mortgage Company, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 29th day of June, 1977, of record in Book 5167, page 639 and amended in Book 5290, page 90, Register's Office for Davidson County, Tennessee, Triad, Inc. conveyed to James I. Vance Berry, Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated June 29, 1977, in the original principal amount of One Hundred Sixty-One Thousand Three Hundred and no/100 Dollars ($161,300.00); and

WHEREAS, James I. Vance Berry was unable to serve as such Trustee and the lawful holder of the Note, Third National Mortgage Company appointed Stephen W. Ramp to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5467, page 702, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and Twenty (20) days notice was given of such default to Triad, Inc., in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in The Nashville Record that the property would be sold at 12:00 o'clock noon on August 17, 1979, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on July 26, August 2, August 9, and August 16, 1979, and sent a copy of such notice to Triad, Inc. and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Third National Mortgage Company, at the price of Sixty-Five Thousand and no/100 Dollars ($65,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Stephen W. Ramp, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Sixty-Five Thousand and no/100 Dollars ($65,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do quitclaim, grant and convey unto Third National Mortgage Company, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lots nos. 113 and 115 of Section 10-A, Cherry Hills Subdivision as shown on plat drawn by James L. Murphy, Jr. and recorded in Book 4860, page 97, Register's Office of Davidson County, Tennesssee.
>
> Being part of the property conveyed to Triad, Inc. by deed from The Arlington Company, a partnership of J. D. Owen, Jr., Marguerite M. Owen, John D. Owen III and Suzanne M. Owen of record in Book 5167, page 637, Register's Office of Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Third National Mortgage Company, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

BOOK 5488 PAGE 62

Stephen W. Ramp, S.T.
Stephen W. Ramp, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Eve M. Cunningham, a Notary Public of the State and County aforesaid, personally appeared Stephen W. Ramp, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24 day of August, 1979.

Eve M. Cunningham
Notary Public

My commission expires:
4-17-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Sixty-Five Thousand and no/100 Dollars ($65,000.00).

Stephen W. Ramp
Affiant

Subscribed and sworn to before me this the 24 day of August, 1979.

Eve M. Cunningham
Notary Public

My commission expires:
4-17-83

F 48275
IDENTIF. REFERENCE
AUG 24 10 55 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SWR/jaj/lf
8/22/79

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

RECEIVED OF _____

FOR _____

BOOK 5488 PAGE 63

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	178.50-
6868A	08/24/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48275

IDENTIF. REFERENCE T

AUG 24 10 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707301