4007 09/25 20.24- CHECK

New Owner:

CITY FINANCE COMPANY
OF TENNESSEE, INC.
6202 Charlotte Pike
Nashville, Tennessee 37209

Mail tax Bills:

SAME

Map # 82-12

Parcel # 198

SUBSTITUTE TRUSTEE'S DEED

BOOK 5504 PAGE 214

WHEREAS, on the 19th day of May, 1978, JAMES H. LOVE, conveyed the property herein described to M. A. SMITH, Trustee, in a Deed of Trust of record in Book 5288, page 272, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said M. A. SMITH was unable to serve, the lawful owner and holder of said note appointed Robert P. Ziegler as Substitute Trustee by written instrument recorded in Book 5479, page 208, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to M. A. SMITH, Trustee, for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Robert P. Ziegler, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Robert P. Ziegler, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the front door of the Courthouse in Davidson County, Tennessee, on September 19, 1979 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Robert P. Ziegler, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of CITY FINANCE COMPANY OF TENNESSEE, INC. in the amount of Four Thousand Four Hundred ($4,400.00) Dollars; and,

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Four Thousand Four Hundred ($4,400.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey

unto CITY FINANCE COMPANY OF TENNESSEE, INC., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 46 in the Neil S. Brown Addition to East Nashville, Tennessee, a plan of which is of record in Book 57, page 50, of the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 46 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 170 feet to an alley.
>
> Being all or a portion of the real estate conveyed to James H. Love by Prospere DeMarco and wife, Jeanne R. DeMarco by a Warranty Deed dated June 2, 1947, and recorded in the Register's Office of Davidson County, Tennessee, in Book 1492, page 367.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said CITY FINANCE COMPANY OF TENNESSEE, INC., its successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said CITY FINANCE COMPANY OF TENNESSEE, INC., its successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 21st day of September, 1979.

ROBERT P. ZIEGLER, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Robert P. Ziegler, 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 21st day of September, 1979.

NOTARY PUBLIC

My Commission Expires:
July 17, 1983

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $4,400.00.

AFFIANT

Subscribed and sworn to before me this 21st day of September, 1979.

NOTARY PUBLIC

My Commission Expires:

July 17, 1983

THIS INSTRUMENT PREPARED BY:

Robert P. Ziegler
Attorney at Law
1200 Third National Bank Building
Nashville, Tennessee 37219

F-53999

IDENTIF. REFERENCE

SEP 25 9 35 AM '79

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5504 PAGE 217

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4400.00- CO	
			11.44 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	20.94-
			4007A09/25/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-53999

IDENTIF. REFERENCE

SEP 25 9 35 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 714238