This instrument prepared by:
William P. Dougan, Thomas, Halliburton & Weissman
1814 Parkway Towers, Nashville, Tennessee 37219

BOOK 5513 PAGE 666

Map No. 72-2-10

Field Book 15DA-06790

This is improved property at:

1004 Iverson Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:

Franklin Society Federal Savings & Loan Assn.
217 Broadway
New York, NY 10007

The actual consideration or value, whichever is greater for this transfer, is $ 28,942.30.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 12 day of October, 1979.

Steve C. Norris
Notary Public

My Commission Expires: July 17, 1983

STEVE C. NORRIS NOTARY PUBLIC DAVIDSON COUNTY

SUCCESSOR TRUSTEE'S DEED

Whereas, Jimmie Costner et ux Anna Mae Costner executed a deed of trust on the 28 day of December, 1977, which was recorded in Trust Deed Book 5238, Page 714, Register's Office of Davidson County, Tennessee, conveying to R. Vance Allred, Trustee, the 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 & Loan Association, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5496, Page 774, 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 October 12, 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 & Loan Assn., being the highest and best bidder, became the purchaser at the price of $ 28,942.30, 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 & 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. 76 on the plan of Maynor Place, of record in Book 843, page 24, Register's Office for Said County.

SAID Lot No. 76 fronts 60 feet on the southerly margin of Iverson Avenue and extends back between parallel lines, 160 feet to a dead line.

F. 5. 7. 4
IDENTIF. REFERENCE
OCT 12 3 21 PM '79
FELIX Z. WILSON
DAVIDSON COUNTY

Being the same property conveyed to Jimmie Costner et ux Anna Mae Costner by deed from Darrell L. Grice et ux Myra L. Grice of record in Book 5238, page 712, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said Franklin Society Federal Savings & Loan Assn., 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, and any easements and restrictions of record.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 12 day of October, 1979

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of October, 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: July 17, 1983

Steve C. Morris
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5513 PAGE 668

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
			26942.38- CO 75.14 CO TX .50 PRFEE 6.00 MDEED CHECK 81.64- 8349A10/12/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 57447

IDENTIF. REFERENCE T

OCT 12 3 22 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 718460