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

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Map No. 72-2-10

Field Book 15DA-06790

This is improved property at:

1004 Iverson
Nashville, Tennessee 37216

SEND TAX BILLS TO:

Franklin Society Federal Savings & Loan Association
217 Broadway
New York, N.Y. 10007

The actual consideration or value, whichever is greater for this transfer, is $ 29,105.01.

William P. Dougan
Affiant

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

Julie E. Fletcher
Notary Public
My Commission Expires: April 18, 1982

## SUCCESSOR TRUSTEE'S DEED

Whereas, Jimmie Costner et ux Anna Mae Costner executed a deed of trust on the 28th 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 November 13, 19 79, at the door of the Court House in Davidson County, Tennessee, at 12:05 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 $29,105.01, 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 Association, 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.B. 3135
IDENTIF. REFERENCE
FILED FOR RECORD
NOV 13 2 53 PM '79
DAVIDSON COUNTY, TENN.

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 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, and any easements and restriction of record.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 13th day of November, 1979

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 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: April 18, 1982

Notary Public

11/13 5362

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

29105.01- CO
75.66 CO TX
.50 PRFEE
6.00 WDEED
CHECK 82.16-
5382A11/13/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.6.3 1 3 5

IDENTIF. REFERENCE

Nov 13 2 53 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 725278